

# Town of Brewster Sea Camps Bay Parcel Discovery Analysis

May 4, 2023

REED HILDERBRAND

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# Introduction

The Sea Camps closed in November 2020 after operating for nearly 100 years as a children's camp. Since 1922, more than 17,000 campers attended the camps, which offered a variety of sports and art activities. Following the closure, the camp moved to sell its two parcels; the Bay Parcel and the Long Pond Parcel.

In September of 2021, 1,500 Brewster residents voted to near unanimously approve the town's purchase of the camp's 121 acres. This was the largest number of town meeting voters to participate in the town's history and the town's largest purchase.

The acquisition of these parcels offers the town a rare opportunity to expand community resources. Both parcels were in the top four largest privately owned properties in Brewster; in particular, the pond parcel was the largest privately owned property in town and one of largest undeveloped parcels remaining in Cape Cod.

The Town of Brewster hired Reed Hilderbrand and the design team in November 2022 to provide site analysis and develop comprehensive plans for both parcels. The planning process is expected to be 12 months long and includes monthly committee meetings with stakeholders and representatives of the community, and six community forums.

The following document summarizes the site analysis completed during the discovery phase. The analysis, opportunities and constraints identified in this document will inform the plans developed for the parcels in the upcoming Visioning and Comprehensive Planning phases.

# CONTEXT



# CONTEXT



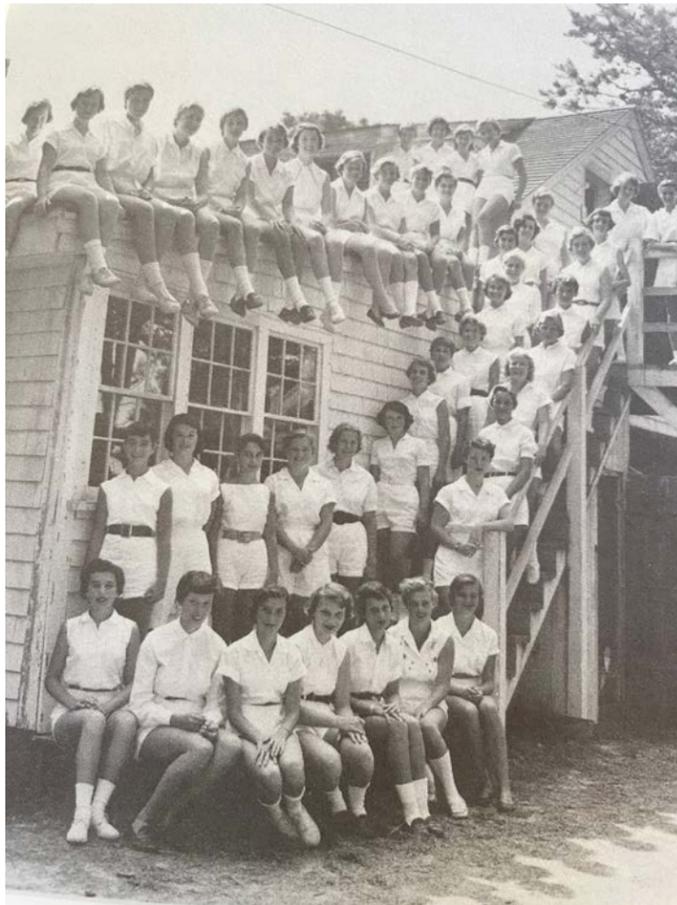
# HISTORY

These places were part of the ancestral homelands of the Aquinnah Wampanoag and the Mashpee Wampanoag peoples for thousands of years prior to European occupation. The Wampanoag tribes sustainably managed and cared for the Cape's coastal and pond ecosystems which in turn sustained them.



# HISTORY

The Cape Cod Sea Camps have been a feature of the Town of Brewster for almost half of its history — built into the memories and imaginations of many.



# HISTORY

Thomas Prence and William Bradford, on behalf of Plymouth and its partners, purchase most of present-day Brewster from Sachems Wano and his son Sachemas. Brewster was first settled as a northeastern parish of the town of Harwich.

Following European settlement it is unknown what the sites were used for. However, much of Cape Cod was cleared for lumber and the resulting clearings were used for sheep pasture.

Brewster was incorporated as a municipality.

The main house is built.

The Delahanty and Dodd families founded a boy's camp called Camp Monomoy located on a six-acre property in West Harwich.

Camp Monomoy moved to Brewster to an area that is now part of Nickerson State Park.

The Delahanty family opened Camp Wono, a girls' overnight camp, on the Bay Parcel. Most of the cabins are built in the 1940s.

A day camp was added.

Camp Monomoy and Camp Wono are merged into one co-ed camp.

The Boathouse and Arts Building are built.

The Cape Cod Sea Camps ceased operations and were listed for sale.

Brewster residents vote for the town to acquire the two parcels.

1653

1803

1912

1922

1925

1938

1965

1975

2006-2008

2020

2021

## WAMPANOAG LANDS

10,000+ YEARS

Present-day Route 6A was an ancient Native foot path.

## POND PARCEL

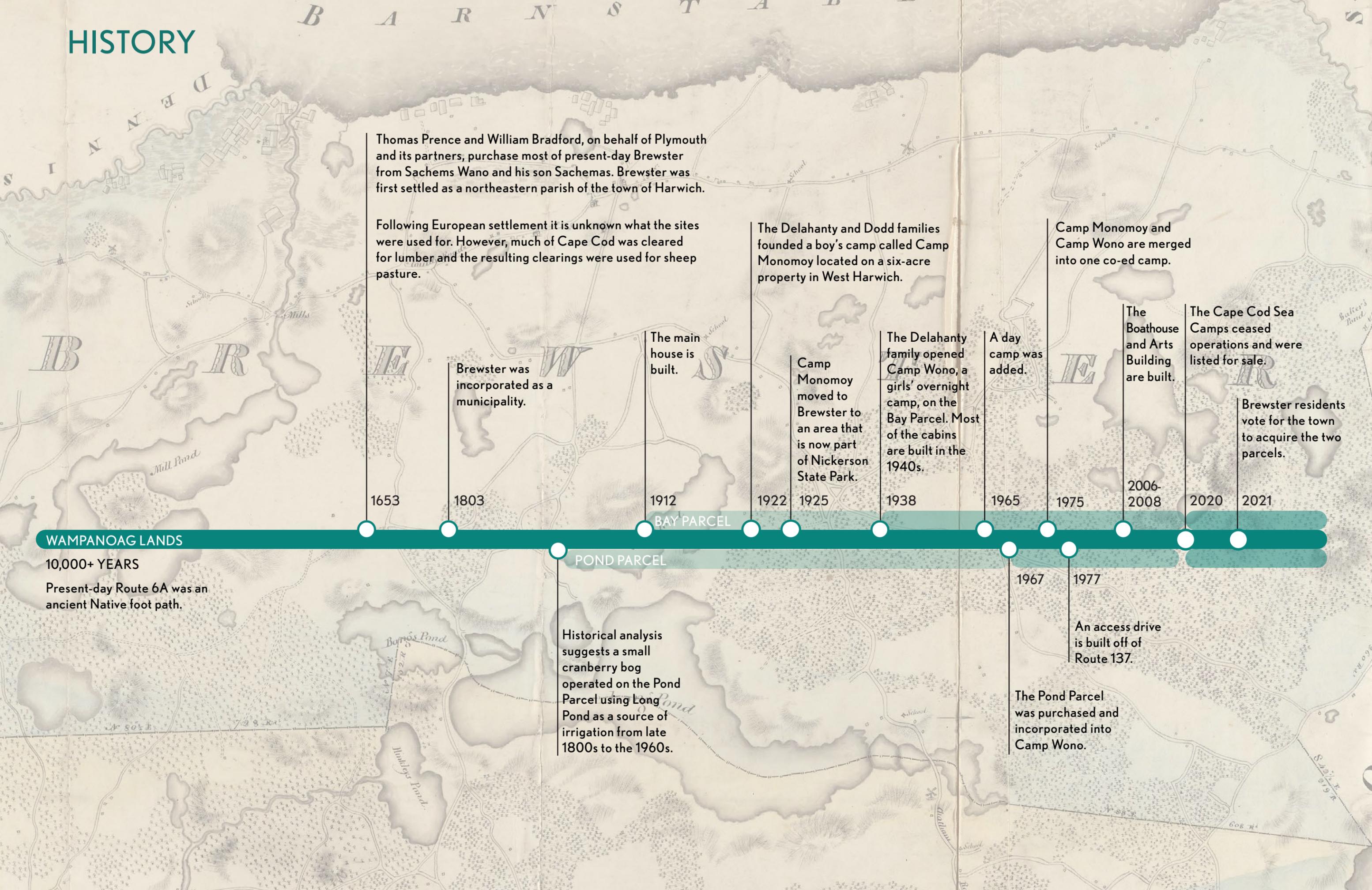
Historical analysis suggests a small cranberry bog operated on the Pond Parcel using Long Pond as a source of irrigation from late 1800s to the 1960s.

1967

1977

An access drive is built off of Route 137.

The Pond Parcel was purchased and incorporated into Camp Wono.



# HISTORIC SITE EVOLUTION

## Bay Parcel



- 1 Woodland is cleared off of 6A creating the open fields that terrace towards the bay.
- 2 Access off of 6A exists only on the eastern side of the site.
- 3 The main house and a cluster of other buildings at the center of the property are built.
- 4 A straight path is carved into the existing woodland from the main house to the beach.
- 5 Spruce Hill and the property west of the parcel are largely deforested.



- 1 An entry drive is added off of 6A, which today is the primary access.
- 2 The majority of cabins are built in the center of the property. Woodland is removed in distinct bands to allow access roads to the cabins.
- 3 The dining hall is built.
- 4 Tennis courts are added at the dune edge.
- 5 Second growth forest begins to reclaim Spruce Hill and the property west of the parcel. Spruces are planted towards Route 6A.



- 1 Additional tennis courts are added at the dune edge.
- 2 Tennis courts are added at the eastern side of the parcel.
- 3 The pool by the beach is added.
- 4 Spruce Hill is largely reforested.



- 1 In the current maintenance area, the woodland is cleared in areas to expand circulation.
- 2 Woodland is thinned throughout the property to accommodate expanding program.

# CONTEXT

## Set Within an Open Space Network

The Bay and Pond Parcels have the potential to contribute to Brewster's vibrant network of open spaces and leverage connections to adjacent conserved areas including Spruce Hill and the Long Pond Woodlands.

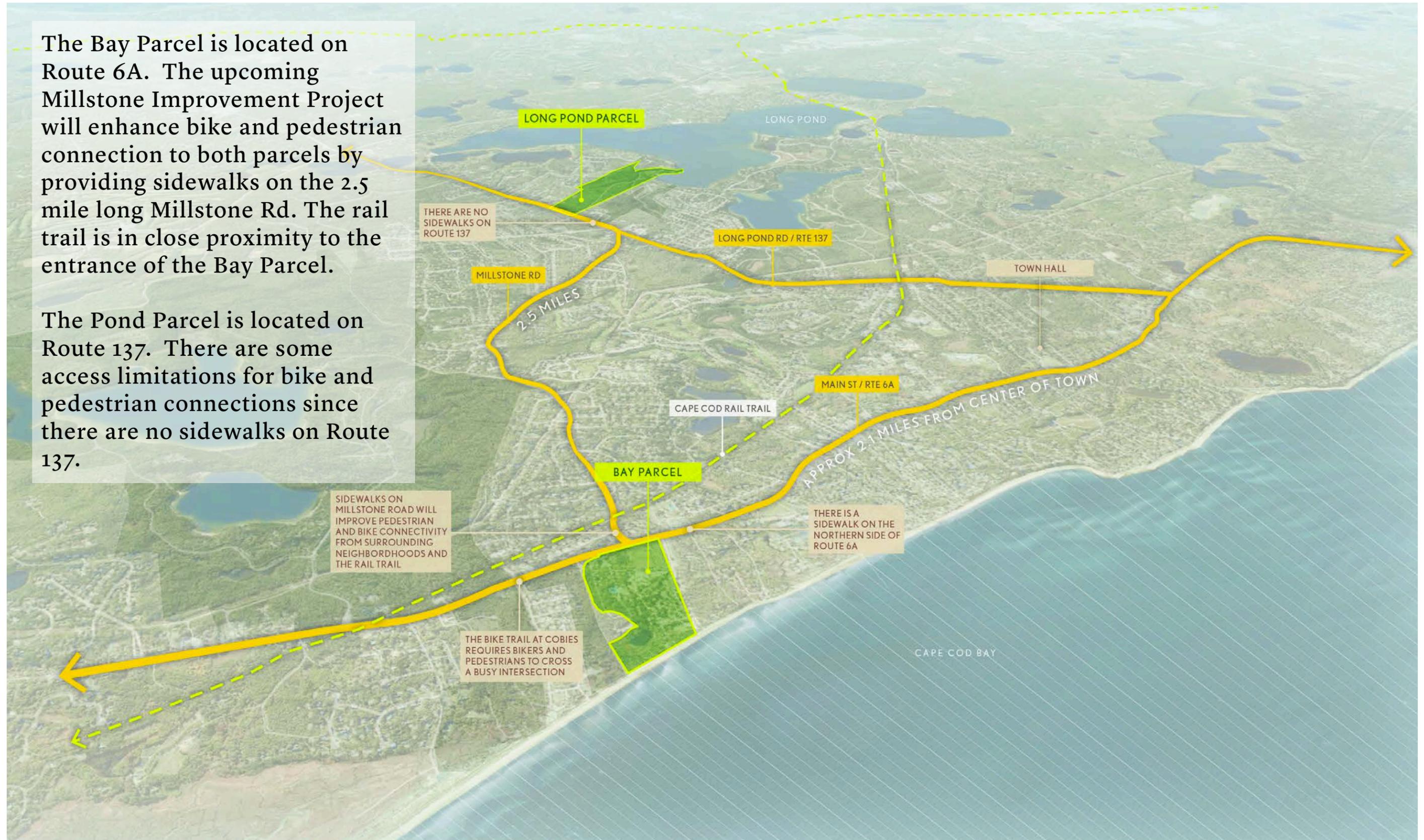


# CONTEXT

## Access

The Bay Parcel is located on Route 6A. The upcoming Millstone Improvement Project will enhance bike and pedestrian connection to both parcels by providing sidewalks on the 2.5 mile long Millstone Rd. The rail trail is in close proximity to the entrance of the Bay Parcel.

The Pond Parcel is located on Route 137. There are some access limitations for bike and pedestrian connections since there are no sidewalks on Route 137.



# CONTEXT

## Relationship to Town Amenities

Both parcels present opportunities to expand Brewster's town amenities by providing space for new activities and the potential relocation of existing amenities in need of upgrading.



A photograph of a house with a large tree in front, overlaid with a teal color filter. The text "Bay Parcel" is centered in white. The house is a single-story structure with a gabled roof and a front porch. The tree is large and leafless, with its trunk and branches framing the house. The background shows other trees and a clear sky.

# Bay Parcel

# KEY QUESTIONS GUIDING OUR SITE ANALYSIS

1. Based on desired site program and use, which areas have the highest potential for reuse and/or new development?
2. How will historical patterns and existing natural systems influence future use and development of the parcel?
3. Which buildings have the highest potential for reuse? Which can be removed and potentially reused elsewhere?
4. Which areas should be protected or preserved?
5. Which areas are best for active, public use? And which areas may be suited for new structures, such as housing or community centers?
6. What are the trade-offs for keeping vs removing existing structures and how will the Town be evaluating those trade-offs?

# TOPOGRAPHY AND HYDROLOGY

## Elevation - Revealing the Bay

The Administrative House sits near the high point of the property, from which the topography terraces down toward the Bay to the north and towards Route 6A to the south.



① LAWN EMBANKMENT ALONG ROUTE 6A



② ADMINISTRATIVE HOUSE SITS AT HIGH ELEVATION



③ TOPOGRAPHY DESCENDING TOWARDS THE BAY



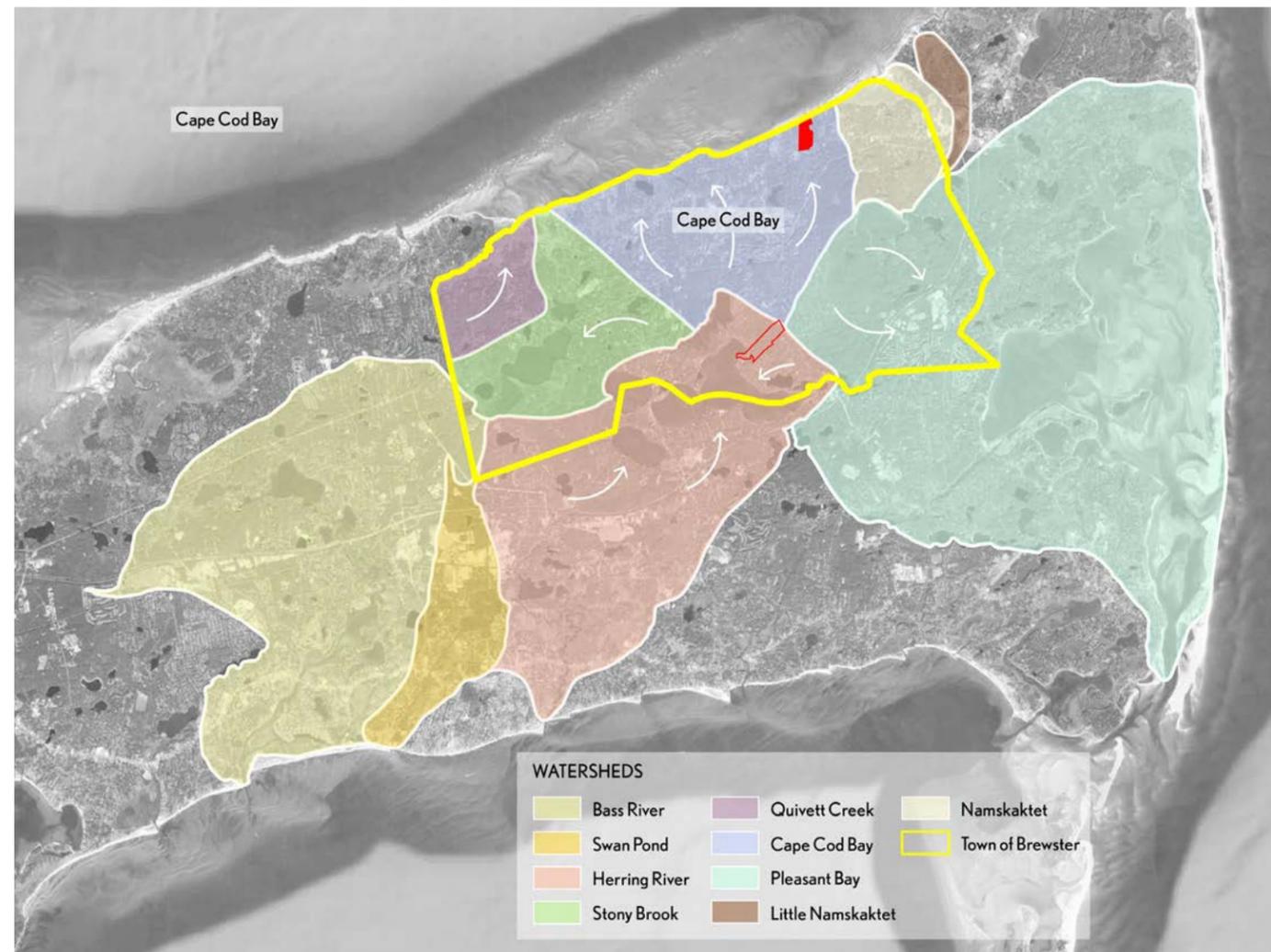
④ DUNE



# TOPOGRAPHY AND HYDROLOGY

## Hydrology

The Bay Parcel is situated in the Cape Cod Bay watershed. Localized water primarily flows from the open lawn towards the bay and pond. Aside from new stormwater systems that have been installed by the beach and temporary pool parking areas, there is no formal drainage system on site and water primarily flows along the existing paths.



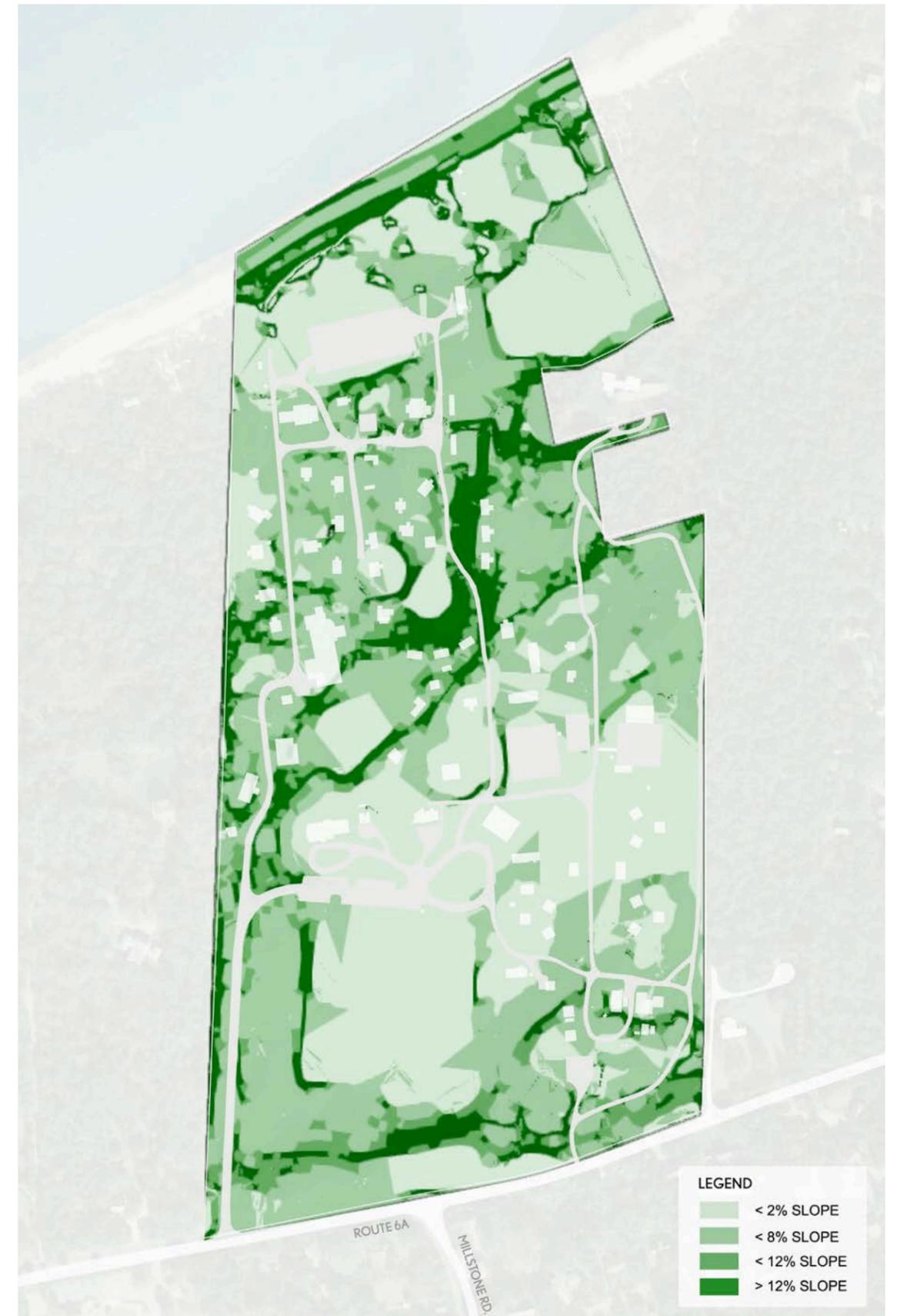
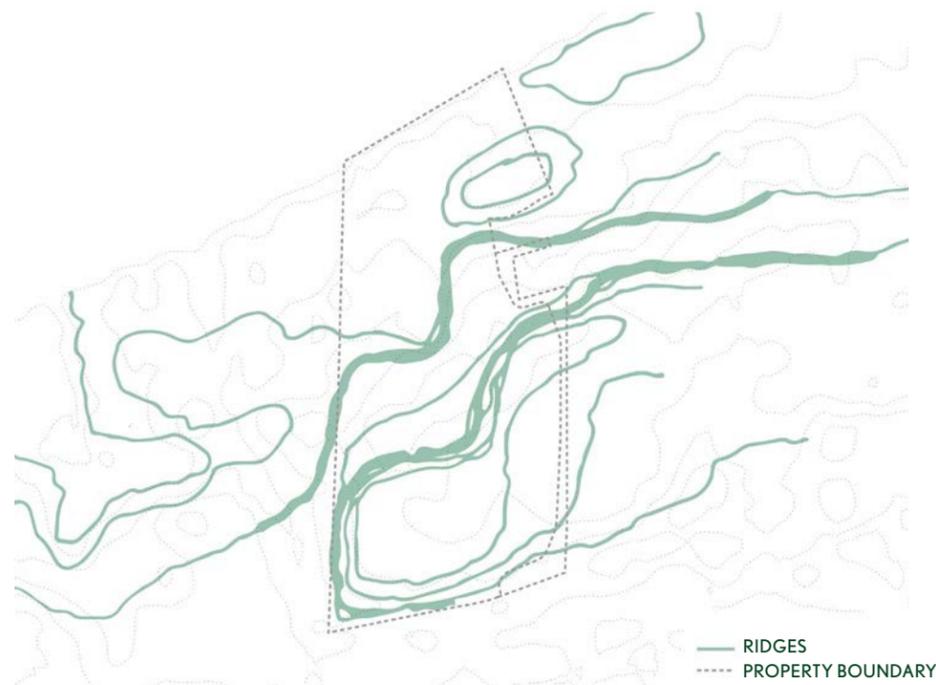
# TOPOGRAPHY AND HYDROLOGY

## Slope

The existing varied topography is characterized by steep ridge lines formed by glacial moraines that run roughly east-west, large upland flat zones, and smaller natural hollows. The lawn on Route 6A is surrounded by steep embankments. Toward the center of the site, a natural amphitheater and overlooking ridge are notable features.



SLOPES SURROUNDING OPEN GLADE AT CENTER OF PARCEL



# ECOLOGY

## Plant Communities

The parcel is composed of woodland, open lawn, pond, wetlands, dunes and beach.

DENSE WOODLAND



OPEN WOODLAND



POND AND WETLANDS



DUNES AND BEACH



# ECOLOGY

## Forested Upland

### TREES



Pitch Pine



White Oak



Black Oak



Black Locust



Black Cherry



Spruce



Sassafras

### SHRUBS



Nannyberry



Arrowwood



Black Huckleberry



Bayberry



Winged Euonymus



Autumn Olive



Bush Honeysuckle

### HERBACEOUS AND GROUND COVER



Lowbush Blueberry



Poison Ivy



Bittersweet



Common Greenbrier

# ECOLOGY

## Wetlands

### POND WETLAND - TREES AND SHRUBS



Tupelo



Sweet Pepperbush



Highbush Blueberry



Swamp Azalea



Bayberry

### POND WETLAND - HERBACEOUS AND GROUNDCOVER



Sphagnum Moss



Cinnamon  
Fern



Leatherleaf



Swamp Loosestrife



Common Greenbrier



Phragmites

### ISOLATED VEGETATED WETLAND



Winterberry



Elderberry



Bittersweet

# ECOLOGY

## Maritime Forest, Coastal Dunes and Beach

### TREES



Pitch Pine



Black Oak



Tupelo



Eastern Red Cedar



Black Cherry

### SHRUBS



Beach Plum



Beach Rose



Bayberry

### HERBACEOUS AND GROUNDCOVER



Beach Grass

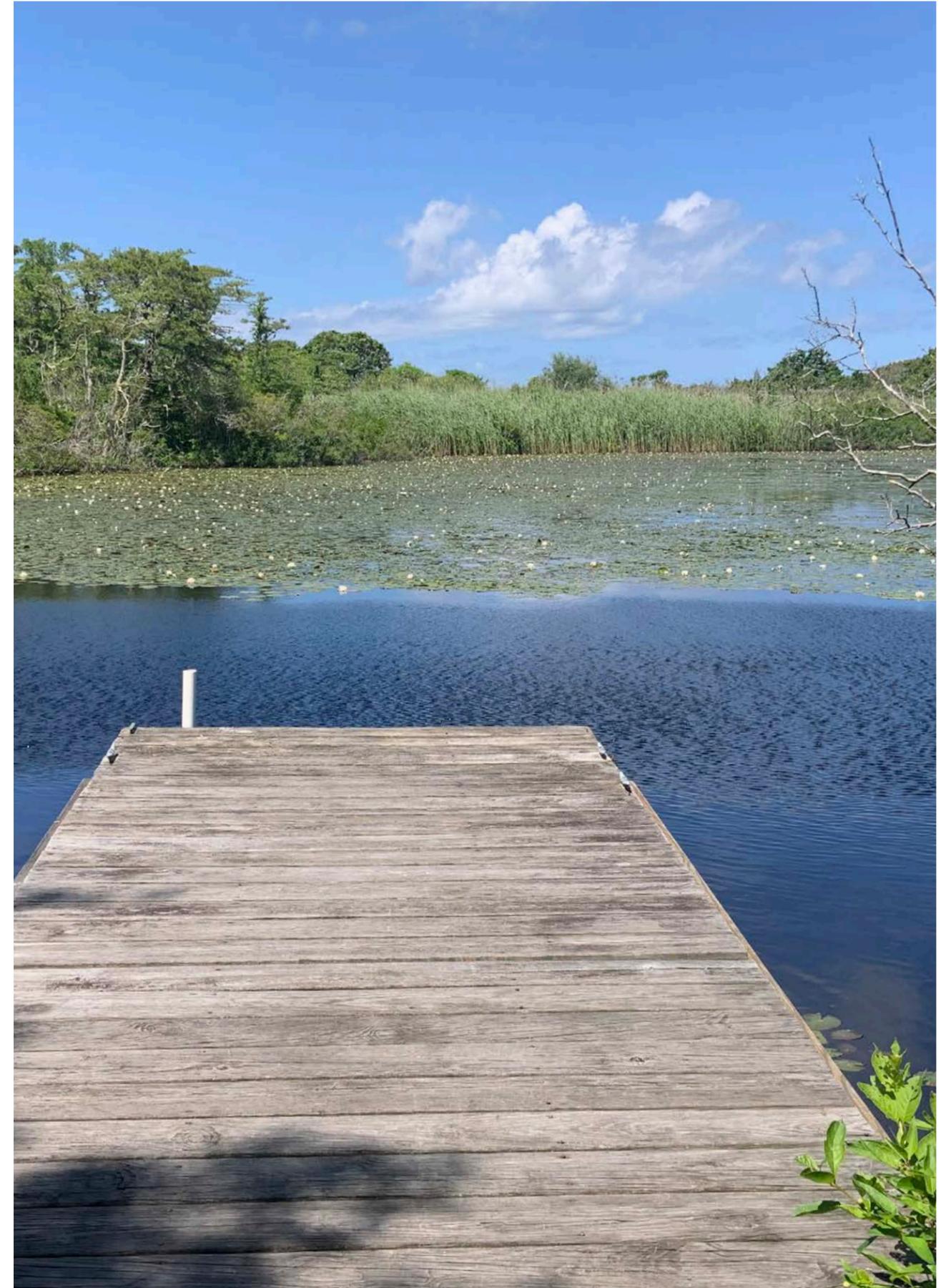


False Heather

# ECOLOGY

## Invasives

The northeasterly edge of the pond and abutting border vegetated wetland is dominated by a dense, monoculture stand of invasive phragmites. Throughout the greater property, a variety of invasive vegetation is present. In some areas, the extent of invasive vegetation limits wildlife habitat functioning.



# ECOLOGY

## Wildlife

Portions of the property may provide important food, breeding, migratory, and overwintering habitat for wildlife species. The wetlands, coastal dunes and beach provide a critical link to adjoining habitats along the shoreline to Cape Cod Bay and the forested upland habitat areas adjacent to Spruce Hill.

While scattered amongst developed conditions, the isolated, mature trees on-site provide important habitat for birds and semi-arboreal mammals. In some areas, wildlife habitat functions may be limited by the developed nature of the property, a lack of a substantive contiguous Forested Upland, the extent of invasive species within certain areas, and the surrounding residential development.



White-tailed deer



Eastern Cottontail



Gray squirrel



Eastern chipmunk



Big brown bat



Dove



Gray catbird



Chipping sparrow



Song sparrow



Black-capped chickadee



House wren



Common Yellowthroat



Eastern red-backed salamander



American toad



Painted turtle



Snapping turtle

# ECOLOGY

## Soils

### PLYMOUTH SOILS

Excessively drained sandy soils formed in glaciofluvial or deltaic deposits derived largely from siliceous rocks.

### CARVER SOILS

Excessively drained and formed in glaciofluvial deposits of coarse and very coarse sands.

### DEERFIELD SOILS

Loamy fine sands that are very deep, moderately well drained soils formed in glaciofluvial deposits.

### HOOKSAN SOILS

Excessively drained soils that are formed in eolian sand.

### WETLAND CONSERVANCY SOILS

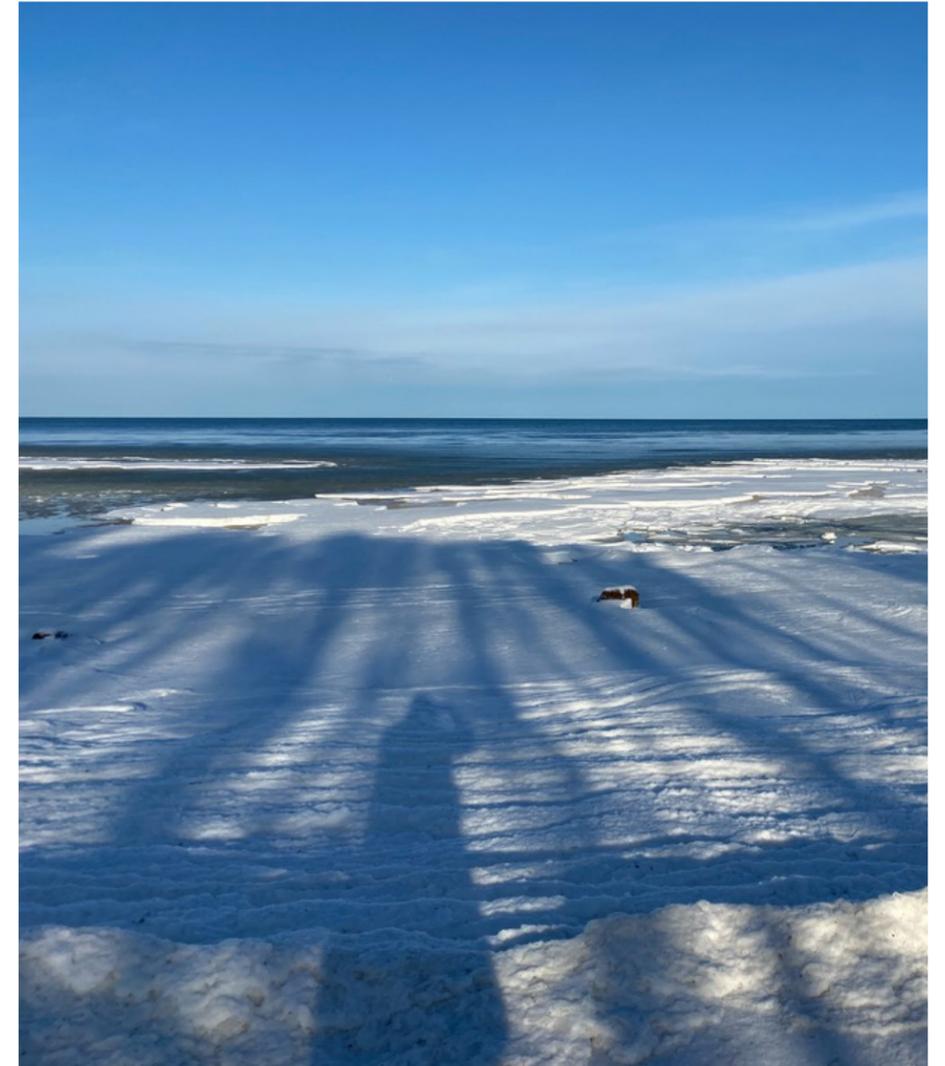
Soils that are included within the town's Wetland Conservancy District. This district is intended to preserve the groundwater table; to protect the purity of coastal and inland waters; to prevent unsuitable development in swamps, ponds, bogs or marshes; and to conserve the natural character of the environment, wildlife and open space.



# ECOLOGY

## Coastal Resource

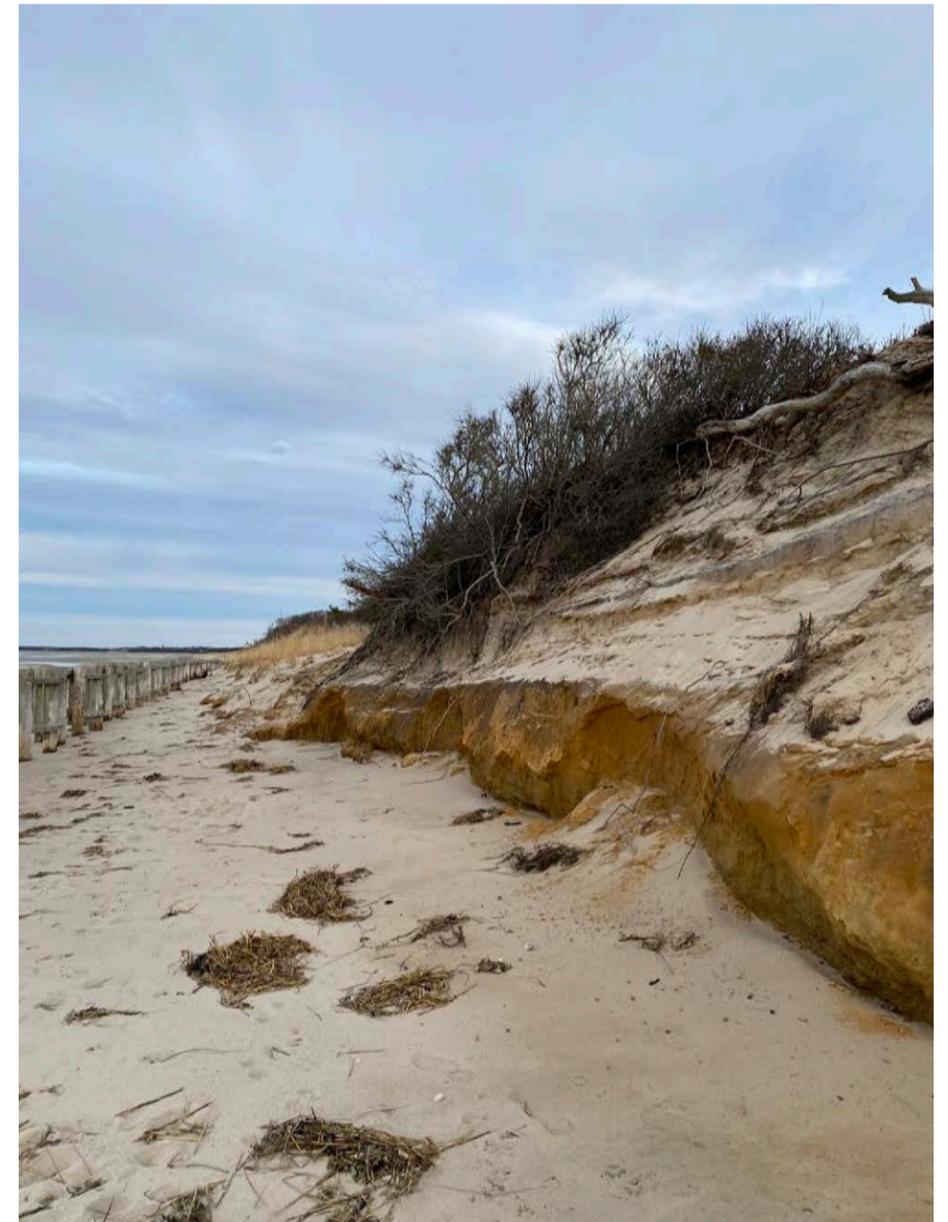
With 944 linear feet of beach frontage (1,720 linear feet of frontage when combined with Spruce Hill) the Bay Parcel is an important coastal resource. During low tide, the ocean recedes over 1 mile enabling visitors to explore the sandbars, clam beds, and tidal pools of the flats. Providing resilient and sustainable public access to the beach is critical to maintain healthy beach and dune systems and to support the variety of habitat and marine life along the coast.



# ECOLOGY

## Shoreline Change

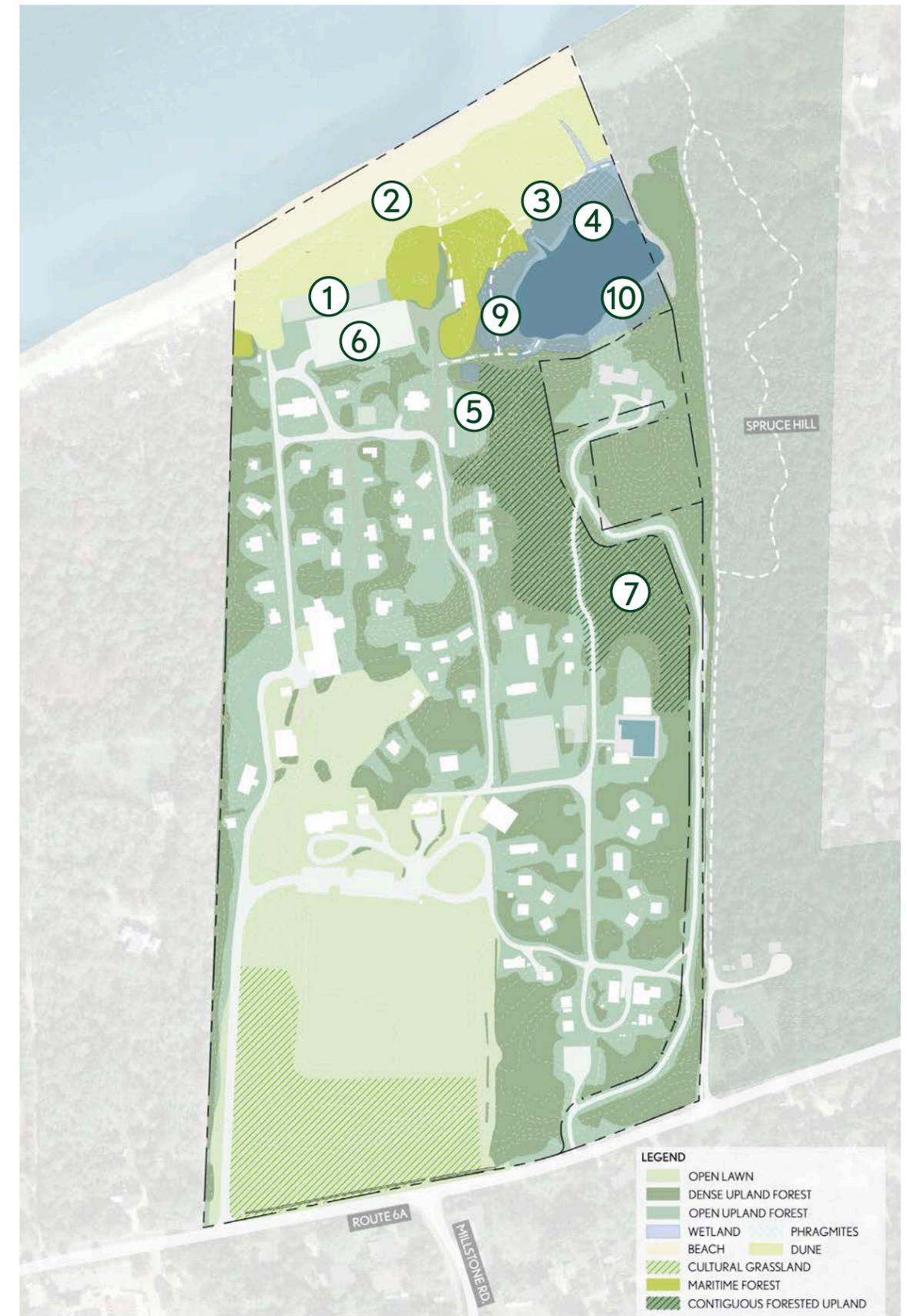
As evident by the accumulation of wind-blown sand within the northerly remaining tennis courts, continued landward migration of the Coastal Dune is expected in the short-term. The dune coastal bank on the beach-side is eroding, as shown by the vegetation at the dune edge. In 2016, dune fencing was installed and beach nourishment was performed to protect the dune ecosystem and combat erosion.



# ECOLOGY

## Recommendations

- ① Remove the remaining northerly tennis courts and replace with natural vegetation to increase coastal resiliency.
- ② Conduct dune enhancement activities to improve dune stability and coastal resiliency (i.e., revegetating denuded areas, etc.).
- ③ Evaluate paths through dune and border vegetated wetland and abandon those deemed not critical for future access needs, and upgrade footbridges as necessary.
- ④ Design and implement a comprehensive Invasive Species Management Plan, including the Phragmites stand present at the Pond and multitude of invasive vegetation spread throughout the campus.
- ⑤ Provide stormwater management (i.e., rain garden) between Units 38 and 40 where road runoff is currently draining into the isolated vegetated wetland.
- ⑥ Considering shoreline change, plan for further inland beach parking in the long term.
- ⑦ Protect and expand contiguous forest.
- ⑧ Explore potential for enhancing wildlife habitat value.
- ⑨ Verify wetland and dune resources and their buffer zones through regulatory filing with the Brewster Conservation Commission.
- ⑩ Perform a Vernal Pool Assessment(s) along the fringes of the pond in spring (March-April) to provide baseline information.



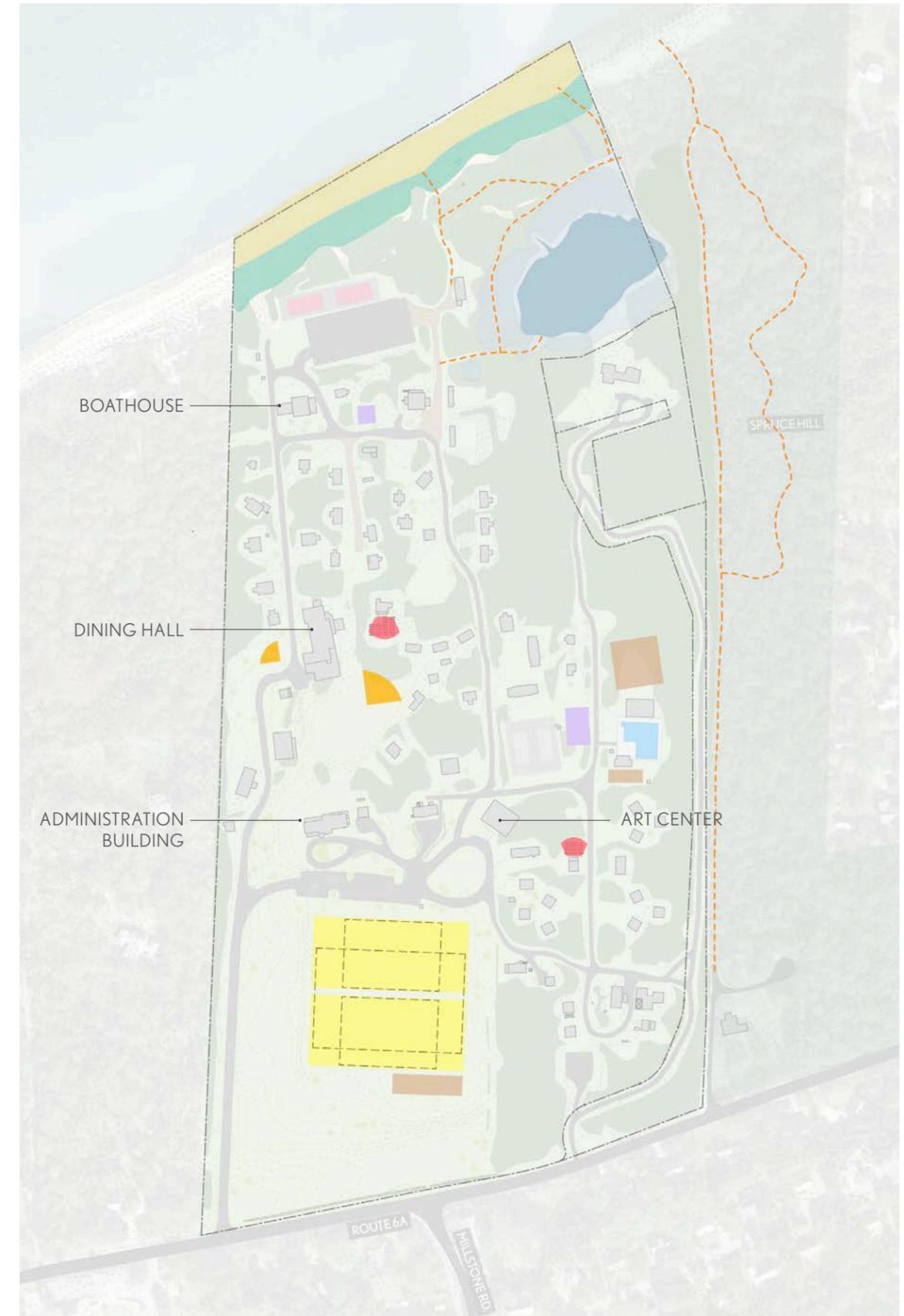
# SITE PROGRAM

Active recreational program is currently concentrated along the middle and southern portions of the site and is characterized by large open play fields to the south and smaller more informal fields in the center of the property. The tennis courts near the beach are susceptible to erosion and are not currently in use.

## EXISTING PROGRAM AND FACILITIES:

- Administration building
- 50+ cabins, cottages, & dorms
- Beachfront
- Boathouse
- Dining hall with commercial kitchen area
- Olympic-sized swimming pool with swimming pavilion
- Art center
- Basketball courts
- Fields for soccer, lacrosse, baseball, archery, field hockey, & other sports
- 2 outdoor theatres
- Maintenance building & garage
- Woodworking shop

LEGEND	
 ATHLETIC FIELDS	 BASKETBALL
 ARCHERY	 POOL
 OUTDOOR AMPHITHEATER	 POND
 BASEBALL FIELD	 DUNE
 NON-FUNCTIONAL TENNIS COURTS	 BEACH
 PEDESTRIAN TRAIL	



# LANDSCAPE PROGRAM



POND



PEDESTRIAN TRAIL



DUNE



BEACH



BASEBALL



ATHLETIC FIELDS



BASKETBALL



POOL

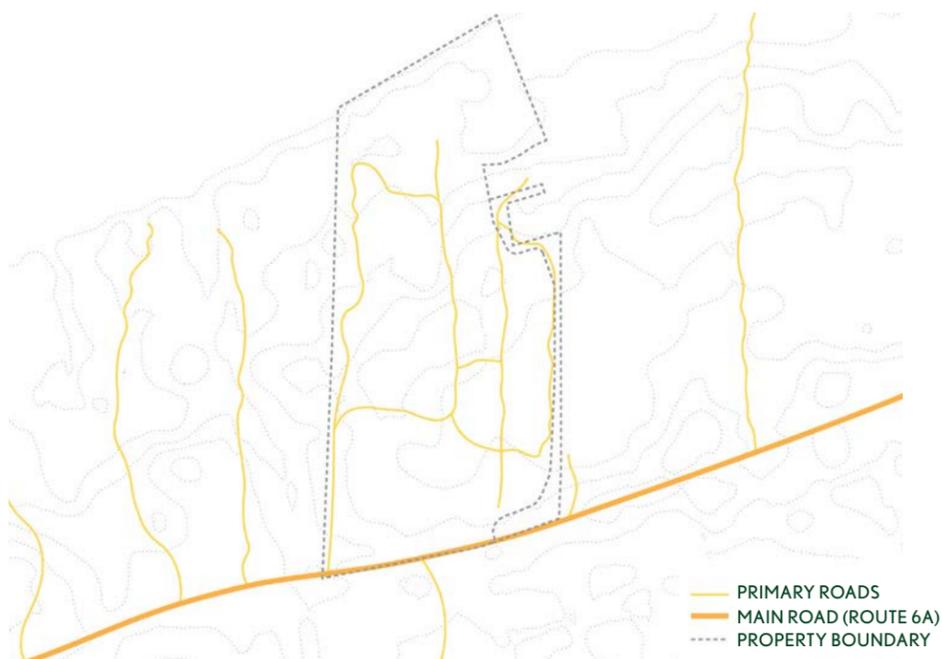


OUTDOOR AMPHITHEATER

# CIRCULATION

The parcel, much like observed patterns all along the bay, is accessed by a straight driveway running perpendicularly between 6A and the beach. A second entrance off of 6A at the eastern end of the parcel provides access to the maintenance buildings and to a private residence. Two-way vehicular access is limited to the southern portion of the site. The current beach circulation is one-way looping from west to east.

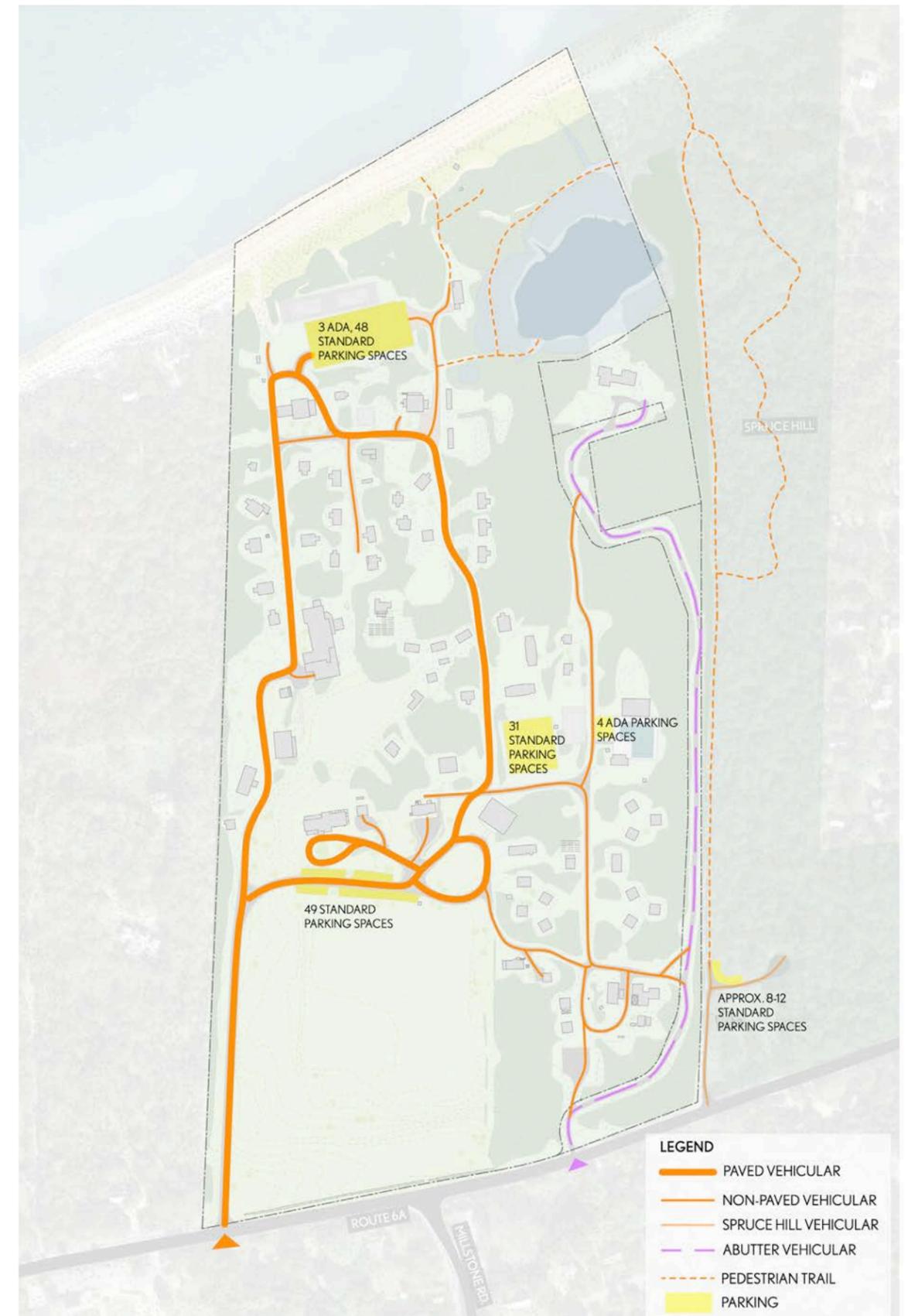
Because this was a camp, parking was limited and the roads served as the primary pedestrian path network only allowing service access for vehicles. With the addition of new beach and pool parking areas, there are currently 136 parking spots within the parcel and 8 spots at neighboring Spruce Hill. Walking trails around the pond and dune could potentially be connected to existing trails at Spruce Hill.



ROAD TO BAY



POND TRAIL



# LANDSCAPE CHARACTER

The Bay Parcel has a variety of different landscape experiences ranging from the intimate campus scale of the cabin woodlands to the extensive lawn on Route 6A.



# LANDSCAPE CHARACTER



BEACH



DUNE



POND



SEMI-WOODED CAMPUS CORE



CABIN VALLEY + NATURAL AMPHITHEATER



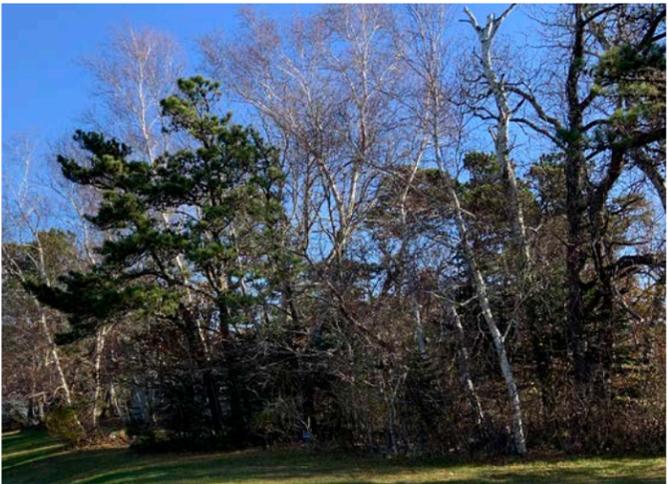
SEMI-WOODED RECREATION



CABIN RIDGE



TERRACING LAWN



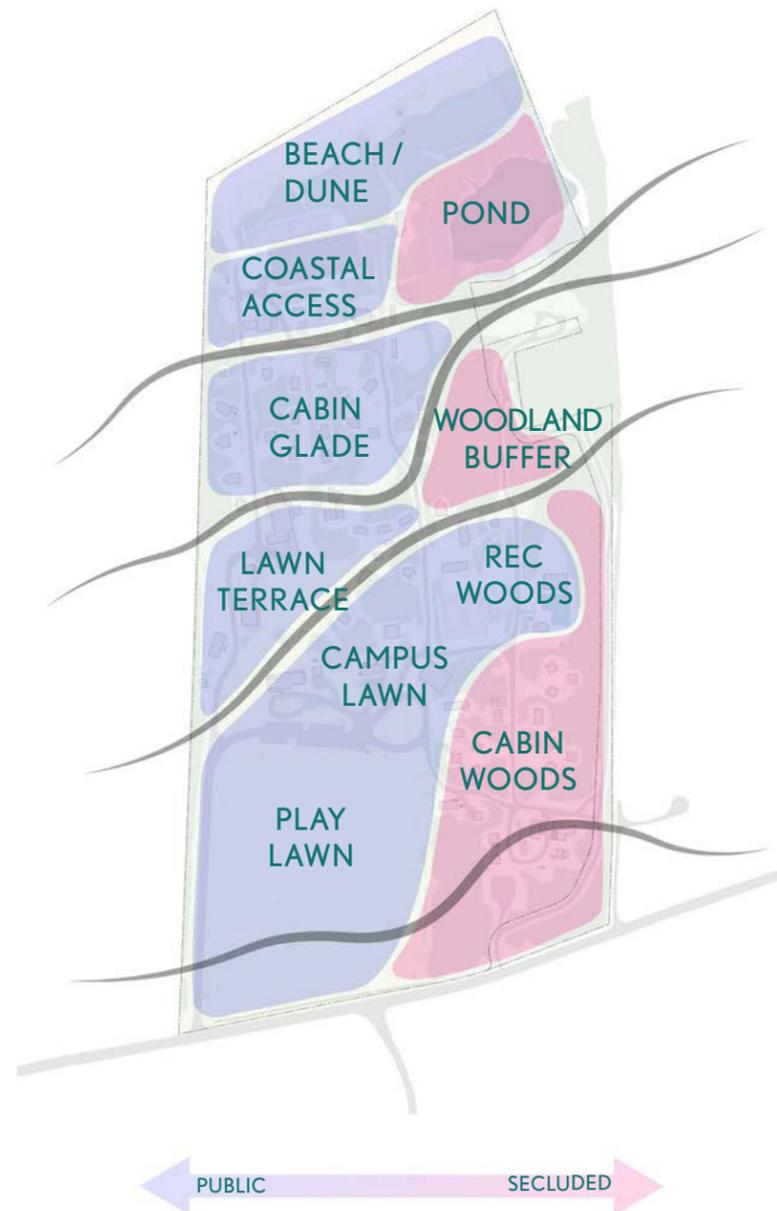
WOODLAND BUFFER

# LANDSCAPE CHARACTER

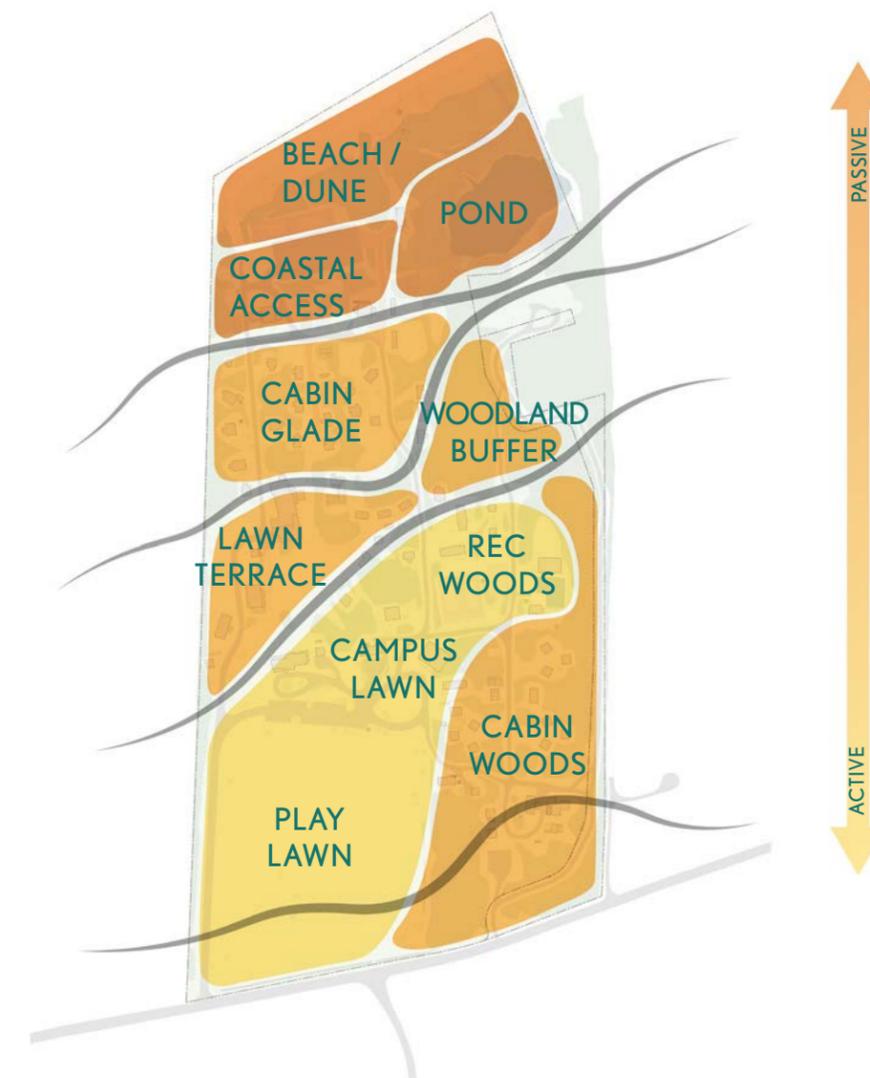
## Grain of the Site

The topographic ridges that move across the site create a “grain” to the site that shapes landscape character and program. This is reflected through gradients of experience; the site feels more public on the west side and more secluded on the eastern side, and more active towards Route 6A becoming progressively more passive towards the Bay.

Public vs. Secluded

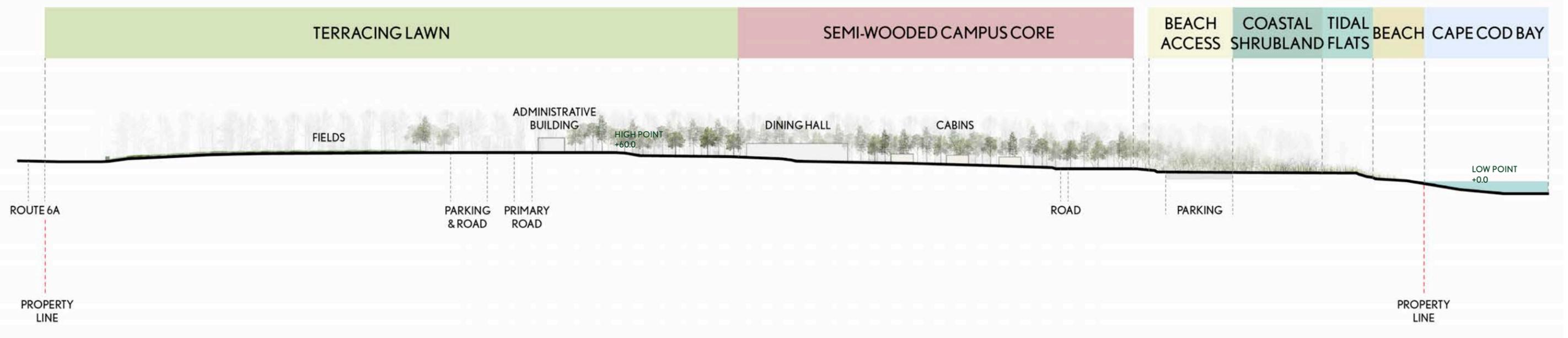


Active vs. Passive

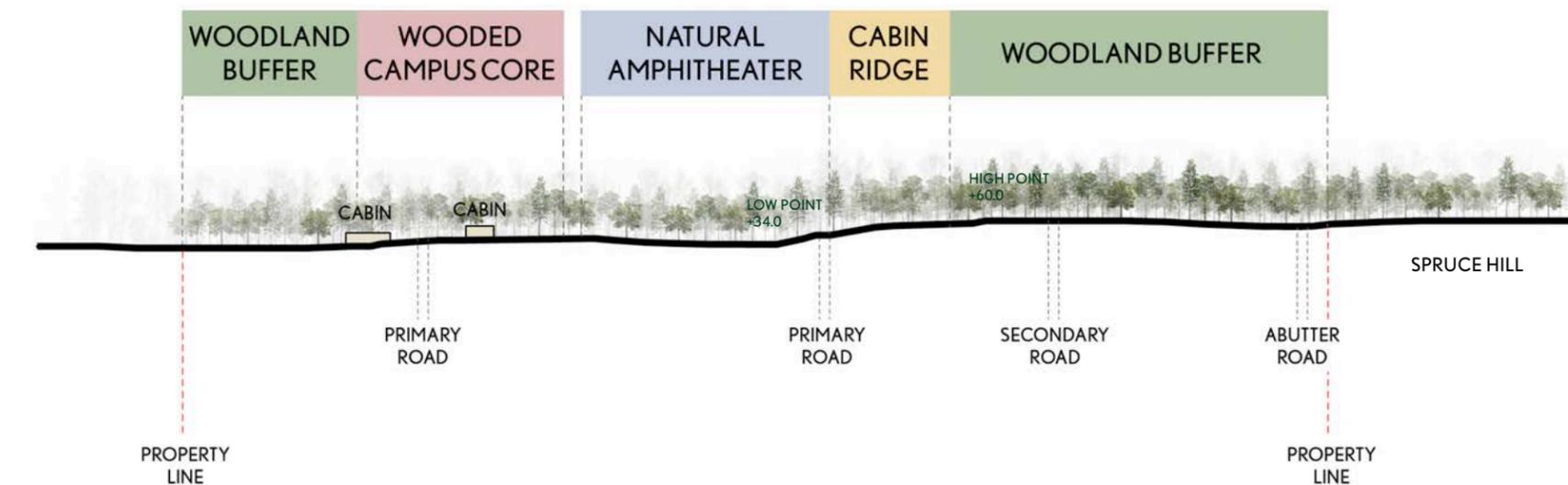


# LANDSCAPE CHARACTER

## 1 - ROUTE 6A TO THE BAY



## 2 - WEST EDGE OF PARCEL TO SPRUCE HILL



# UTILITIES

## Water

Site is fed from an 8-inch asbestos-cement main from east, which runs partially through the dunes, through the site, and then out to the west. There is no connection to the municipal water lines in 6A. There are two dead-end ductile iron mains which feed hydrants and fire protection for some of the larger buildings. The majority of buildings are fed from a series of small services connected to these 3 mains.

The Town expressed a desire to relocate the existing A-C main due to the pipe material and location near the bay.

The utilities to the adjacent residential property are fed through the Bay Parcel, including water, electrical, communications, and gas.

## RECOMMENDED IMPROVEMENTS

Replacement/relocation of existing 8" asbestos-cement water main running east-west through the site

New domestic and/or fire protection services to proposed buildings – from existing onsite water mains if sufficient capacity is available

Potential new connection to municipal 12"/16" water main located in Route 6A may be required



# UTILITIES

## Sanitary Sewer

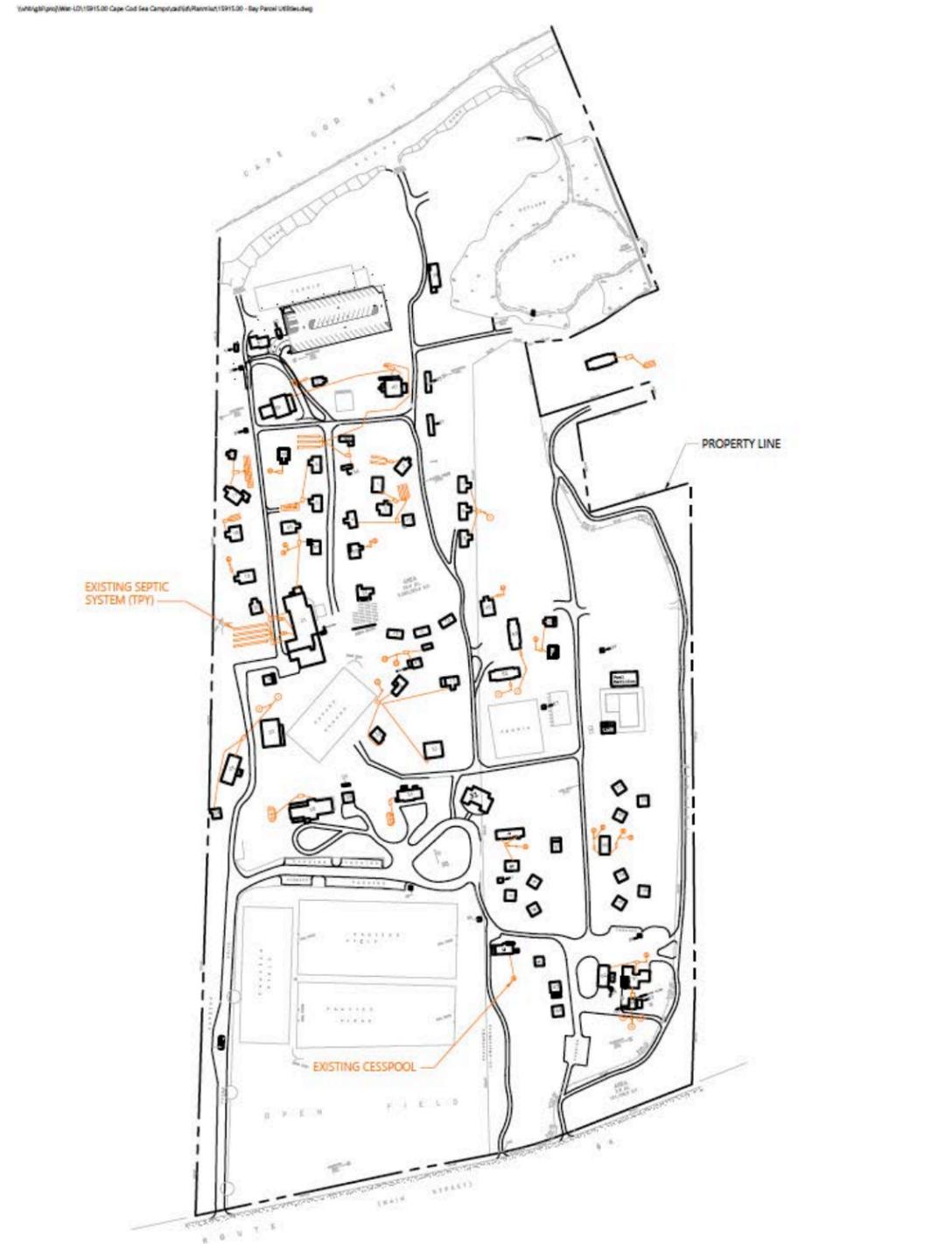
All sanitary sewer is routed to a series of septic systems (and one cesspool) throughout the site.

We understand that there is a groundwater discharge permit covering the existing systems (the actual permit has not been provided) based on 30,000 gallons per day, seasonally.

Under current MassDEP regulations, that quantity of flow would be anticipated to require an on site treatment system. These are typically prefabricated package systems which provide primary and secondary treatment in order to meet treatment standards, and would consist of a series of tanks, leaching field, and small support building. Exact size would depend on the anticipated flows as well as soil conditions.

## RECOMMENDED IMPROVEMENTS

New development likely to require onsite package treatment system in order to meet current DEP standards and renew groundwater discharge permit



**Existing Sewer/Septic Utilities**  
Cape Cod Sea Camps, Bay Parcel  
Brewster, MA

Source: VHB  
Prepared for: Concept  
Date: 01/23/2023



0 100 200 400Feet



# UTILITIES

## Drainage and Stormwater

Topography generally slopes downhill from 6A towards the bay.

New drainage system with infiltration installed by beach parking project with a surface/subsurface infiltration basin.

Limited drainage throughout most of the remainder of the site – some catch basins believed to be routed to underground infiltration systems.

## RECOMMENDED IMPROVEMENTS

Stormwater improvements to provide water quality treatment, peak rate mitigation, and infiltration will be required with proposed development per local and DEP standards. Site improvements will require a stormwater permit and must meet the standards summarized in the town's Stormwater Management Bylaw, which encourages the use of non structural stormwater management and low-impact development practices.



**Existing Stormwater Utilities**  
Cape Cod Sea Camps, Bay Parcel  
Brewster, MA

Source: VHB  
Prepared for: Concept  
Date: 01/23/2023



0 100 200 400Feet



# UTILITIES

## Electric / Communications

Existing utility poles carry electric, telecommunications, a PA system, and lighting.

Utility poles noted to be owned by Town, transformers owned by electric provider (noted to be Eversource).

## RECOMMENDED IMPROVEMENTS

New services as required for proposed development – from existing overhead lines to extent feasible



**Existing Electric & Tel Utilites**  
Cape Cod Sea Camps, Bay Parcel  
Brewster, MA

Source: VHB  
Prepared for: Concept  
Date: 01/23/2023



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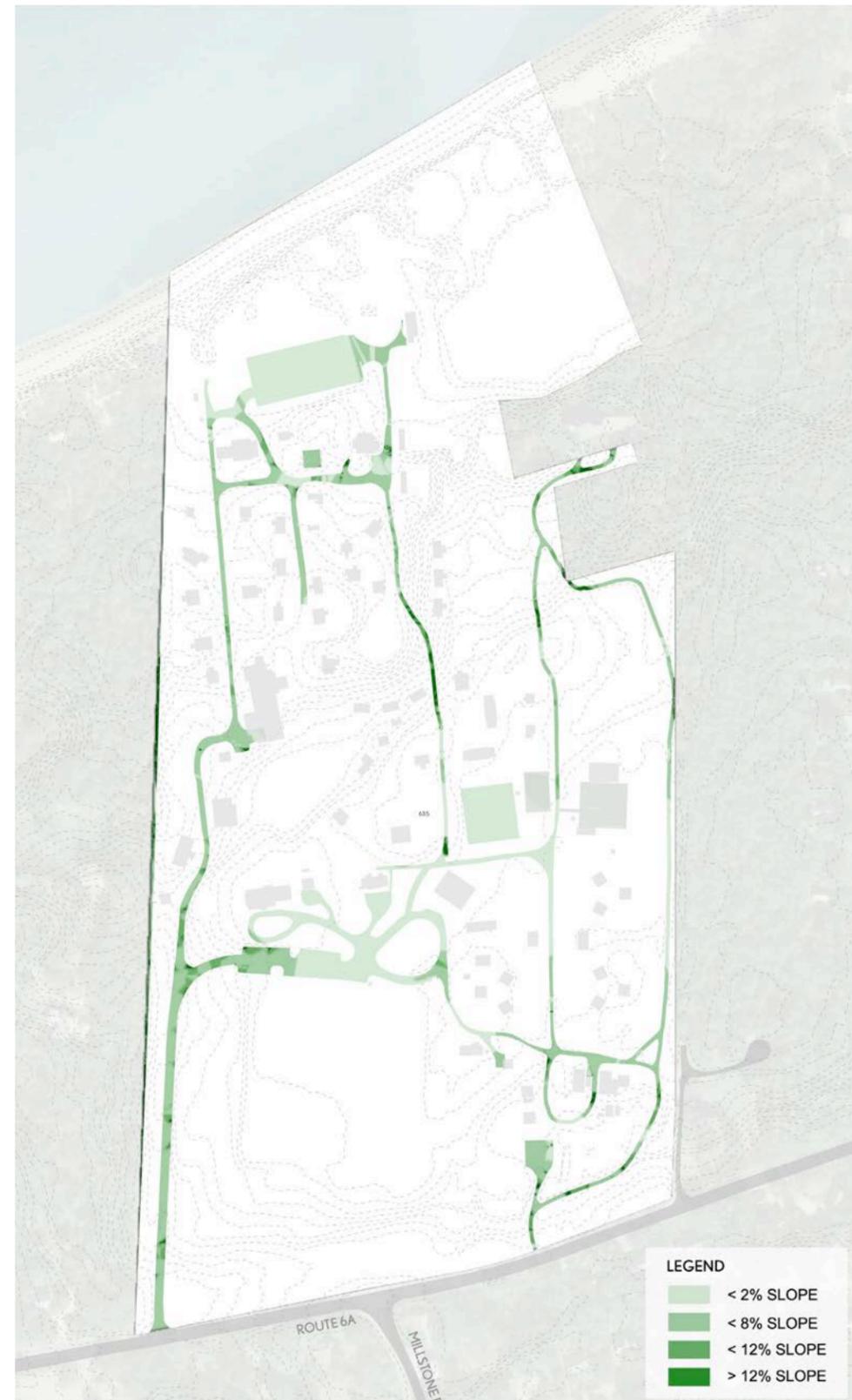


# OPPORTUNITIES AND CONSTRAINTS

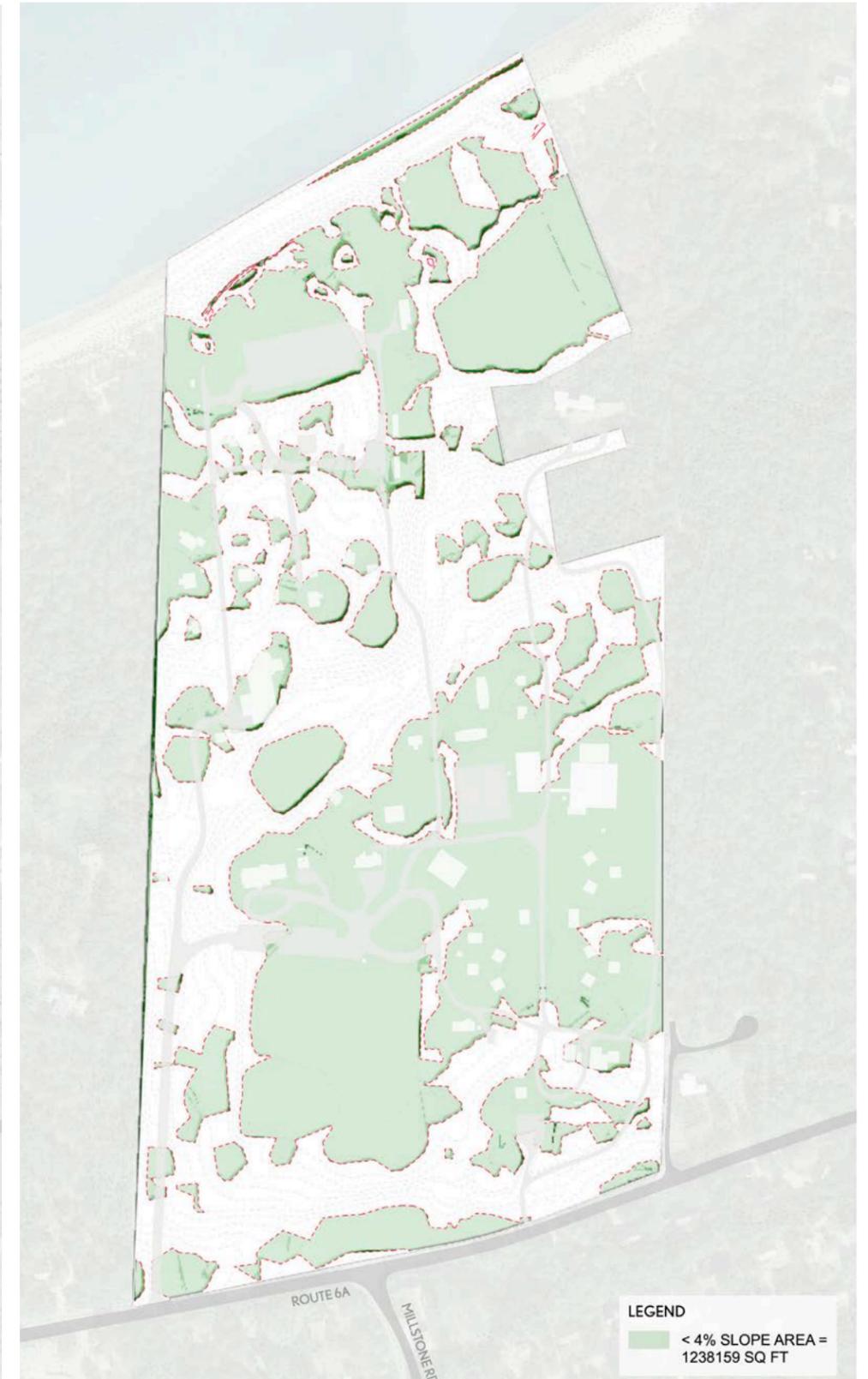
## Topography

The majority of the site circulation (vehicular and pedestrian) is greater than 8% slope. Because all of the paths are used as the primary pedestrian circulation, this poses a challenge for accessibility.

The larger, open and flat areas of the site are primarily around the Administrative building, lawn and pool areas. These areas are well-suited for play fields, parking and potential building development.



PATH SLOPE



AREAS UNDER 4% SLOPE

# REGULATIONS

## Current Zoning Regulations

### ADJACENT PARCEL BUFFER ZONES

#### 25' BUFFER ZONES

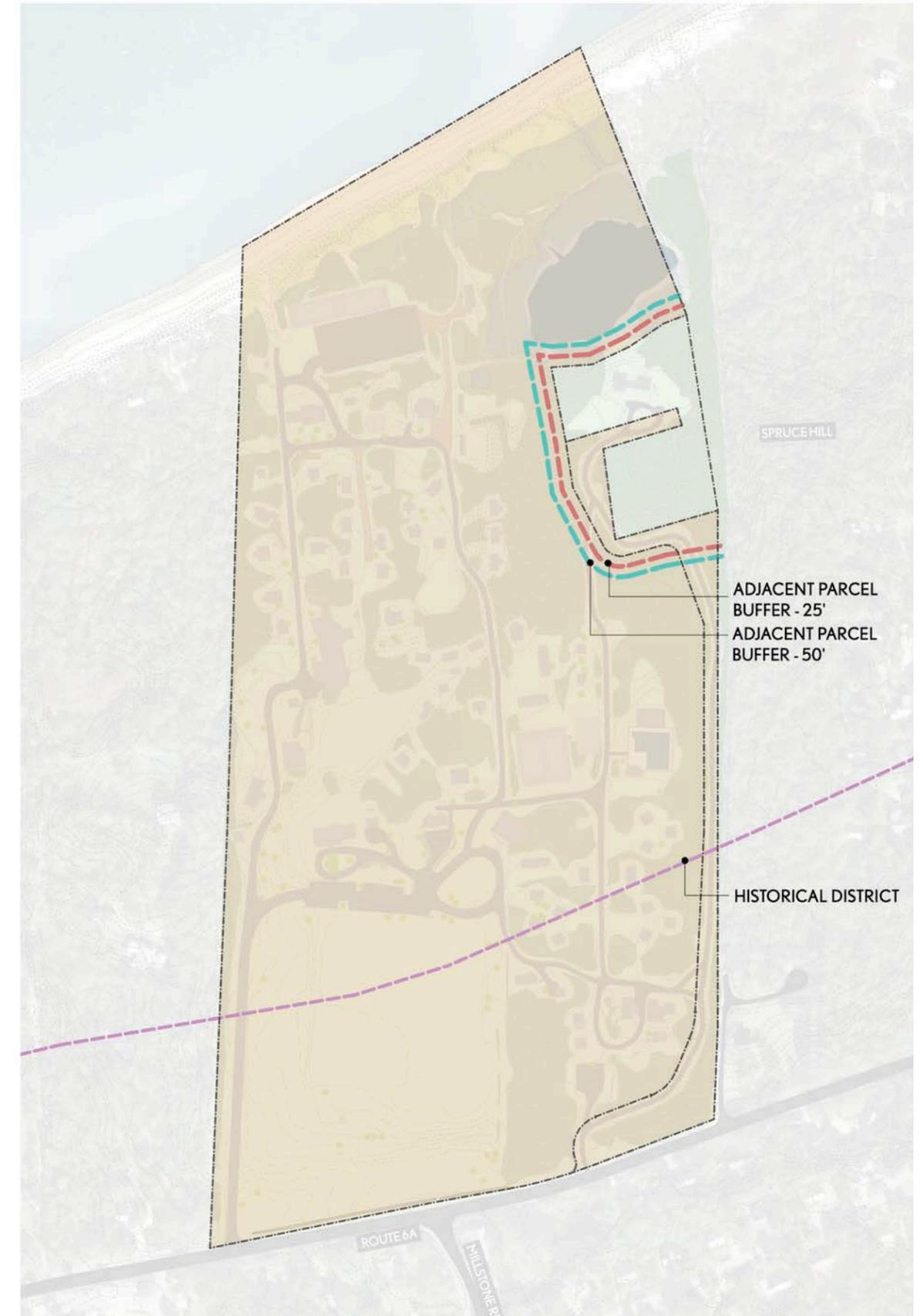
Public use and access to this area is limited to pedestrian access to the existing dock and adjacent access path located in the southwest corner of the pond. Buildings and structures cannot be placed within this area and trees cannot be cleared or removed.

#### 50' BUFFER ZONE

25' buffer restrictions apply to this zone except that public access is permitted as long as it is not for parking, storage, staging, or congregating.

### OLD KINGS HIGHWAY HISTORIC DISTRICT

The Old King's Highway Historic District committee has jurisdiction on any buildings within the view corridor of the edge of the district. New buildings and modifications to existing buildings are reviewed by the Historic District Committee to ensure any changes are appropriate to maintaining the aesthetic tradition of Brewster as a member of the Old King's Highway Regional Historic District.



# REGULATIONS

## Natural Buffer Zones and High Risk Coastal Areas

### RESOURCE AREAS

#### 50'/100' WETLAND BUFFER ZONE

Activity within this zone must not impair the wetland's ability to perform. Building within or altering a vegetated wetland is prohibited unless a variance is granted, which can occur if there is an overriding public interest and the proposed activity does not impair the wetland functioning. Maintenance of an already existing structure is permitted.

#### 50'/100' COASTAL DUNE BUFFER ZONE

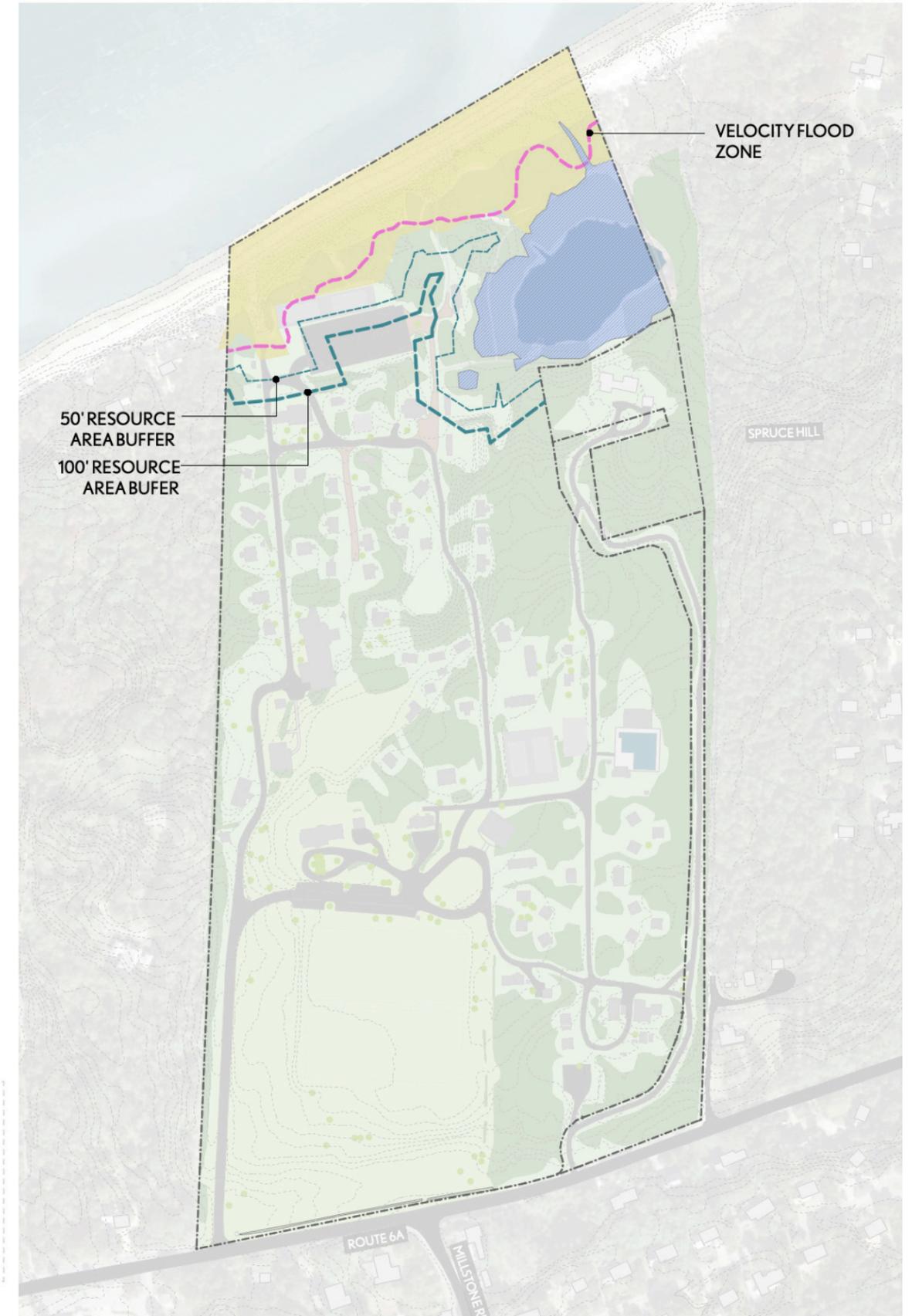
Activity within the 100' zone should not have an adverse effect on the dune's functioning, stabilization, vegetation, or habitat. Permitted activities include pedestrian walkways that do not disturb vegetative cover, plantings compatible with the natural vegetative cover, and fencing that increases dune development.

Within the 50' buffer zone, no activity other than maintenance of an already existing structure is permitted. A permit can be obtained for activities that do not interfere with the dune's functioning or habitat.

### VELOCITY FLOOD ZONE

#### LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCF)

This area has greater than 1% chance of flooding and an additional hazard associated with storm waves. This area has a 26% chance of flooding over the life of a 30-year mortgage.



# OPPORTUNITIES AND CONSTRAINTS

## Development Feasibility

SENSITIVE AREAS



+

AREAS UNDER 4% SLOPE

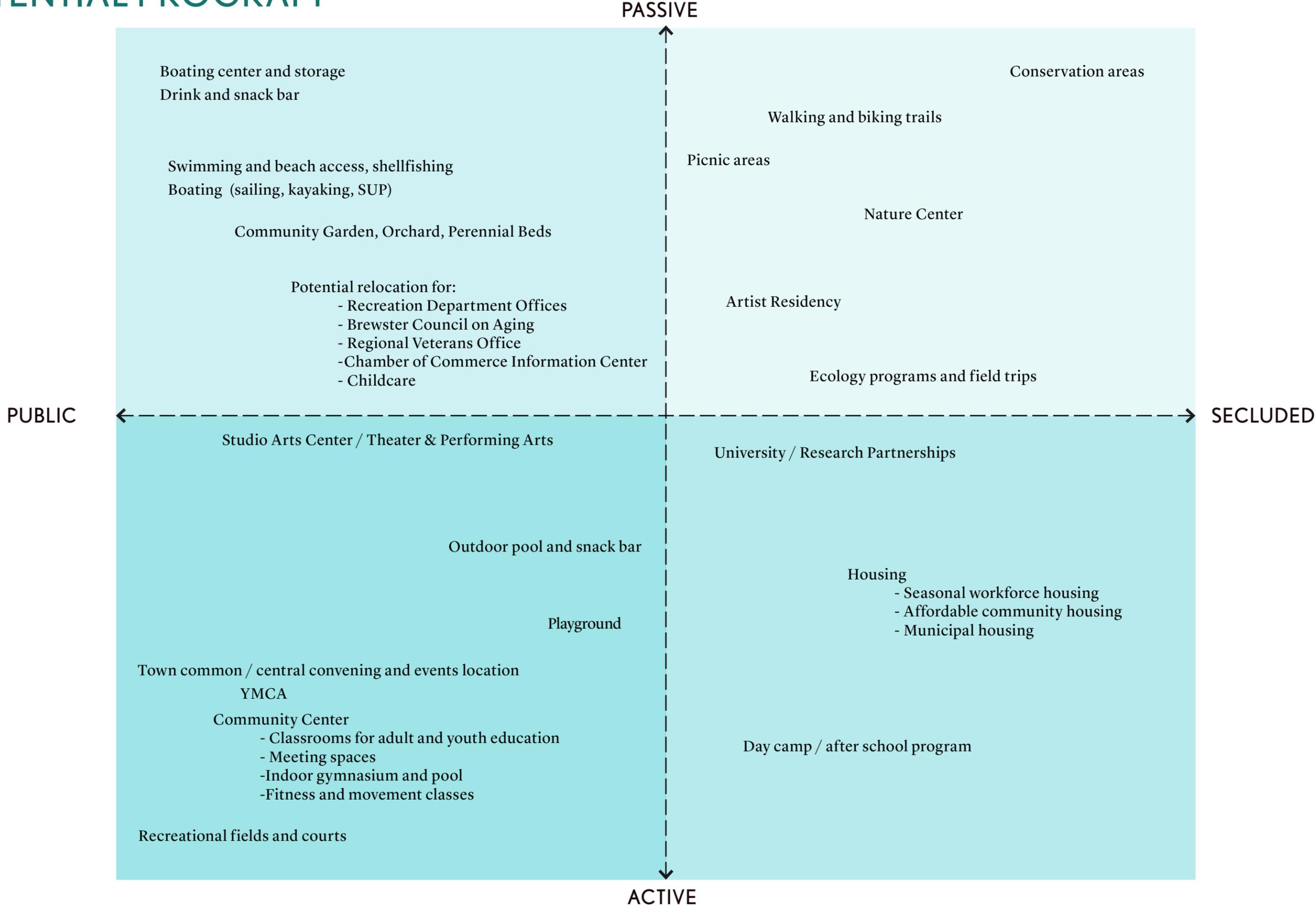


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DEVELOPMENT FEASIBILITY



# POTENTIAL PROGRAM



# POTENTIAL PARTNERSHIPS

## NATURE & WILDLIFE

Mass Audubon  
Brewster Conservation Trust  
Association to Preserve Cape Cod  
Brewster Ponds Coalition  
Cape Cod Museum of Natural History

## SPORTS & RECREATION

Brewster Recreation Department  
Brewster Whitecaps  
YMCA

## YOUTH PROGRAMS

Nauset Youth Alliance  
Schools (ecology field trips)  
YMCA  
Mass Audubon  
Cape Cod Museum of Natural History

## ARTS & CULTURE

Cape Rep Theater  
Brewster Cultural Council  
Cape Cod Center for the Arts  
Cape Cod Art Center  
Cape Cod Museum of Art

## GARDENING & FARMING

Garden Club of Brewster  
Cape Abilities  
The Farm - Chatham Bars Inn

## HOUSING & COMMUNITY DEVELOPMENT

Housing Assistance Corporation  
Community Development Partnership  
Habitat for Humanity  
Family Table Collaborative  
Brewster Chamber of Commerce

## RESEARCH & UNIVERSITIES

Cape Cod Community College  
Bridgewater State University  
Cape Cod Cooperative Extension  
Environmental Protection Agency  
Woods Hole Oceanographic Institute  
Center for Coastal Studies

# Building Analysis



## BAY PARCEL KEY QUESTIONS

1. Based on the desired potential programs for the site, which buildings have the highest potential for reuse? Which can be removed and potentially reused elsewhere?
2. Which areas may be candidates for new structures, such as housing or community centers?
3. What are the trade-offs for keeping vs. removing existing structures and how will the Town be evaluating those trade-offs?

## BAY PARCEL - BUILDING TYPE

The Site is characterized by a range of building types, from small cabins/dormitories to communal buildings and older structures that once served as homes.



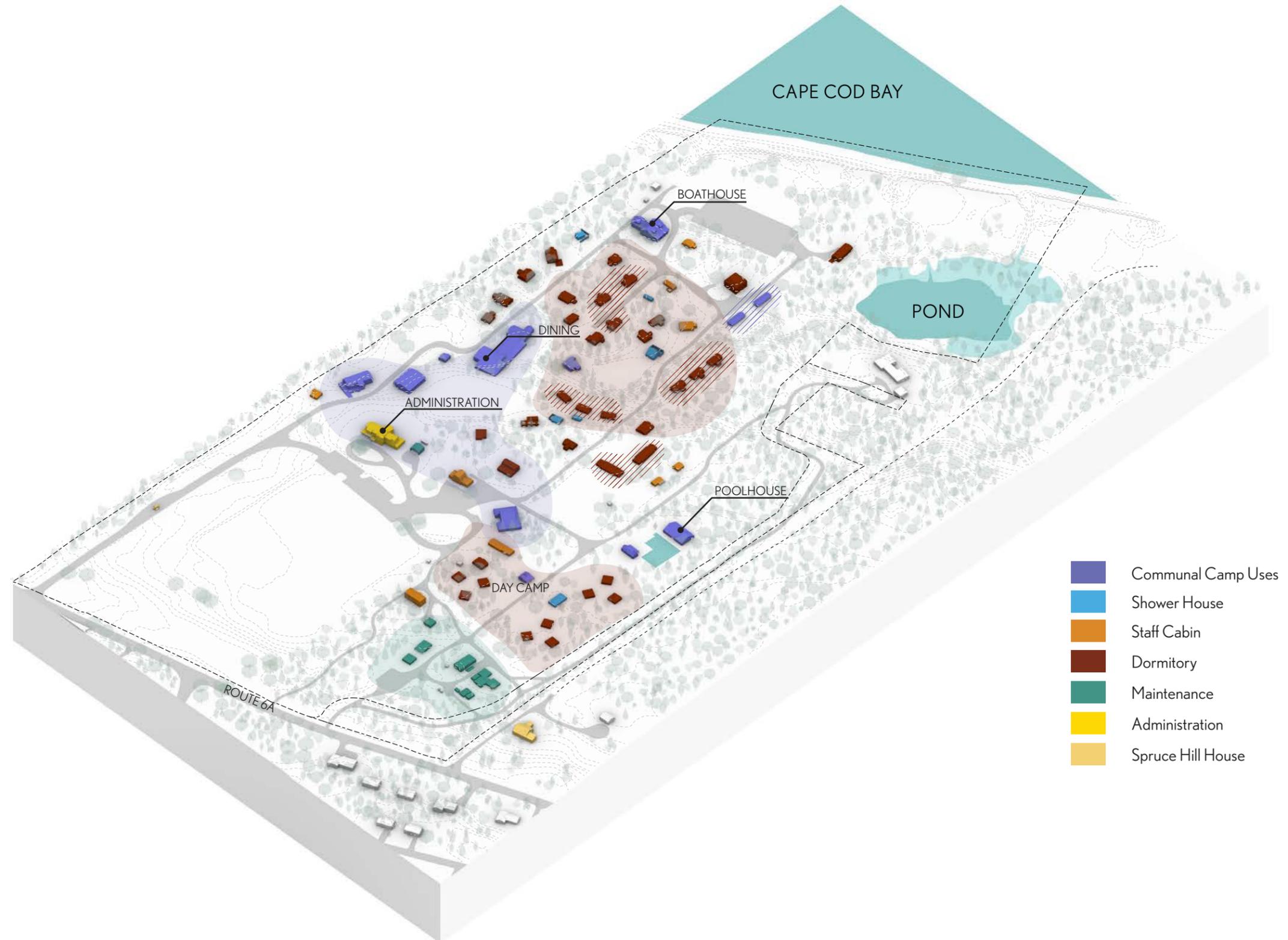
# BAY PARCEL - BUILDING TYPE

## Site Analysis

Most dormitory buildings are situated in clusters.

Buildings are typically clustered by use.

Some day camp buildings were relocated from Monomoy (original boys' camp opened in 1922).



# BAY PARCEL - WINTERIZATION

## Issues

Many of the buildings on site are non-winterized cabins with varied interior structural conditions. Several of these buildings have been moved over the years or have structural defects.



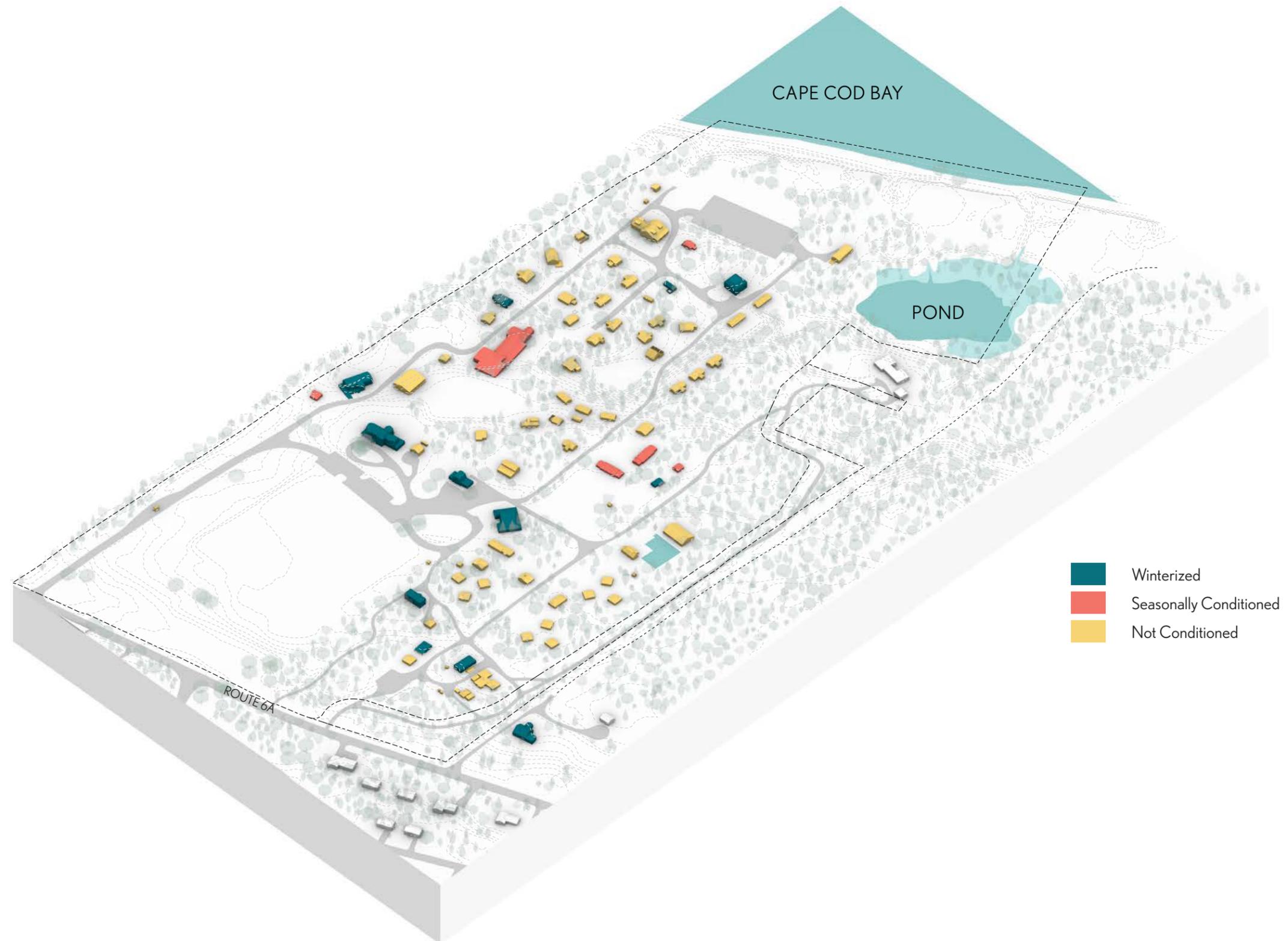
# BAY PARCEL - WINTERIZATION

## Site Analysis

Conditioned buildings may have a higher potential for reuse on site.

Most buildings are not conditioned or insulated.

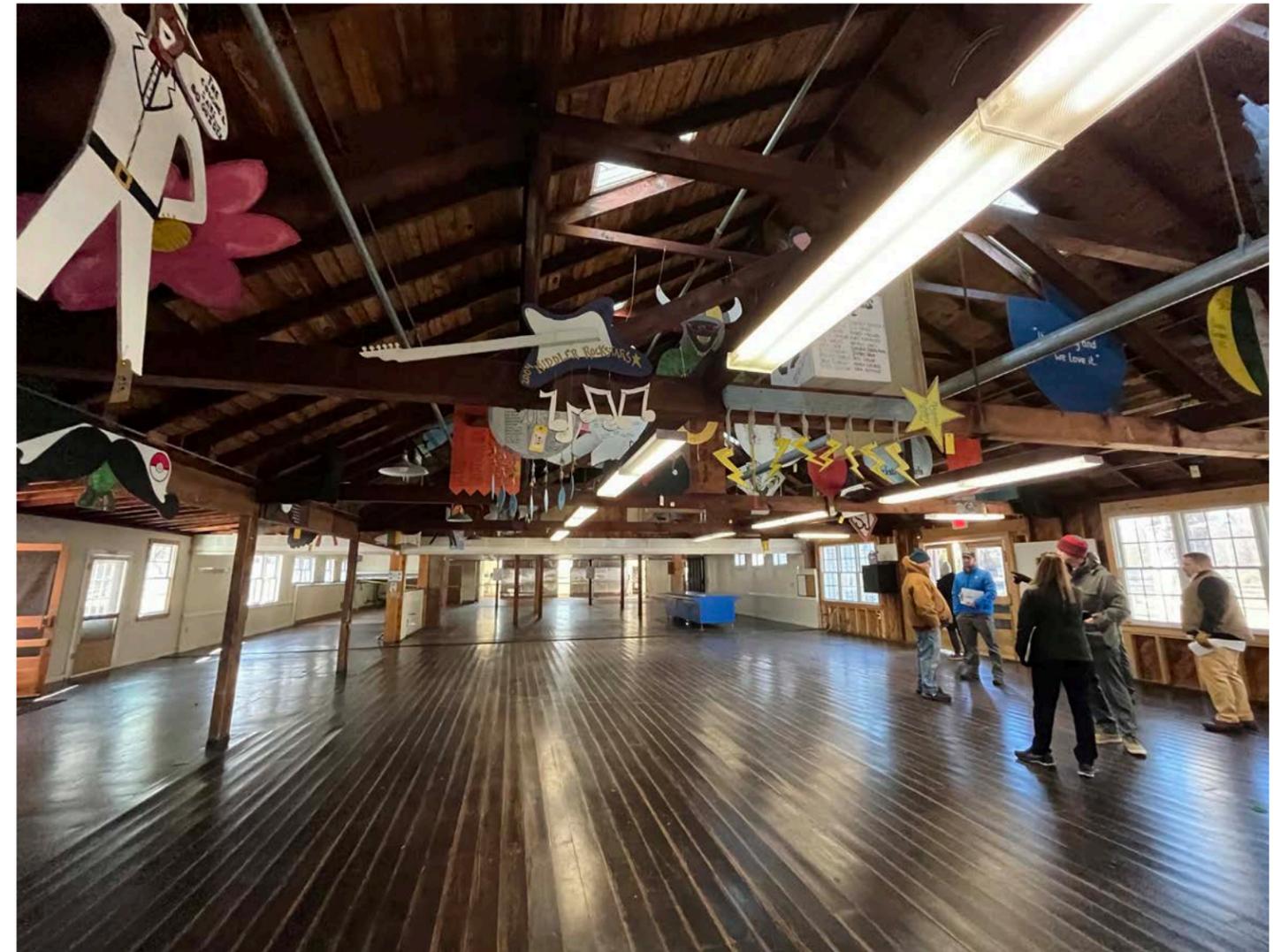
The boathouse, although a newer structure, is not conditioned.



# BAY PARCEL

## Issues

Several older buildings, including the administration building, have awkward interior configurations that will require more extensive renovation and redesign.



# BAY PARCEL

## Issues

Some newer structures are in good structural condition and can be reutilized with limited modifications. The Boat House, however, is not currently winterized.

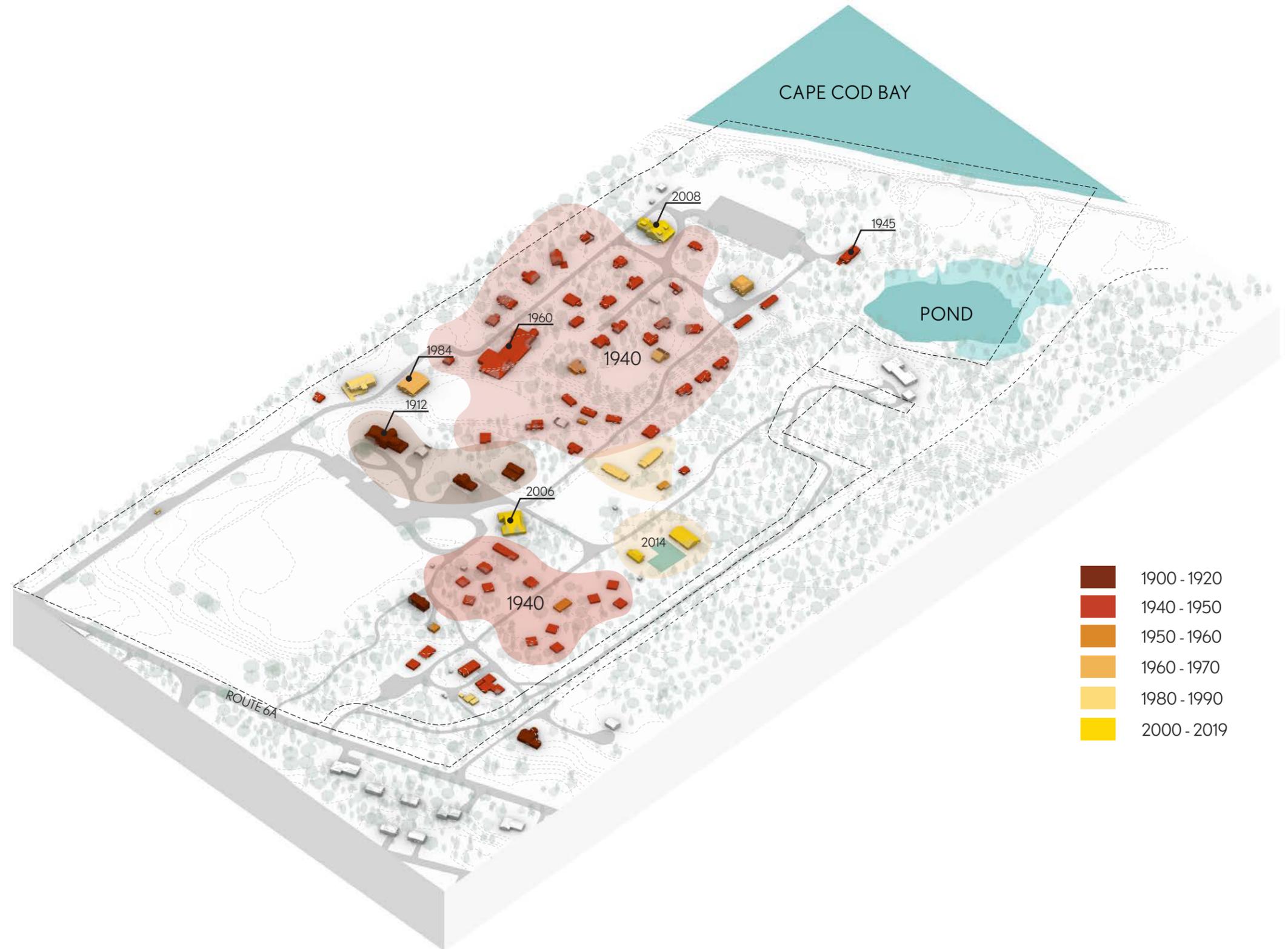


# BAY PARCEL - BUILDING AGE

Site Analysis

A majority of dormitory structures date to 1940.

The poolhouse and pavilion is the newest building constructed in 2014 and in use seasonally.

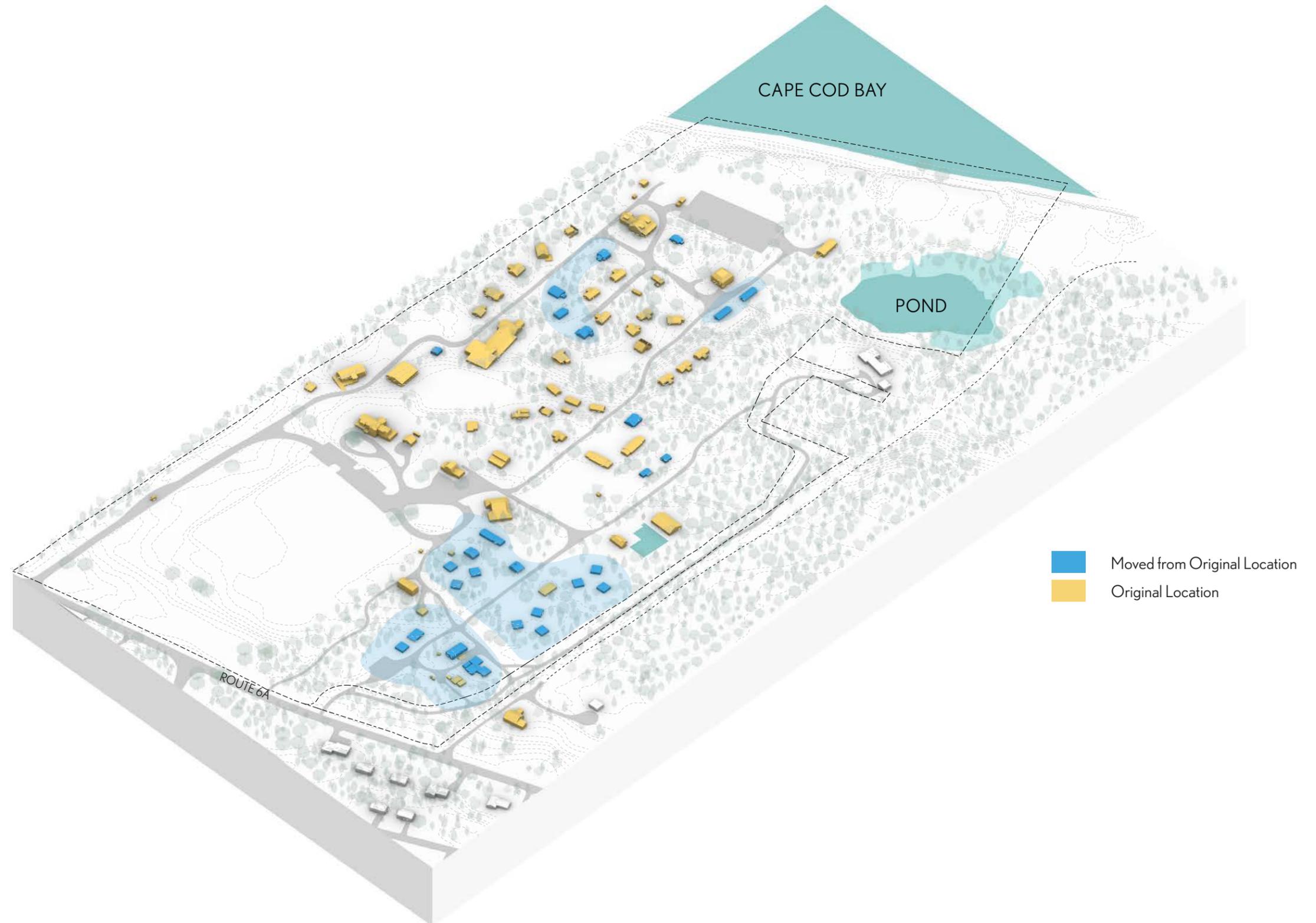


# BAY PARCEL - MOVED/ORIGINAL LOCATION

## Site Analysis

A majority of buildings that have been moved from their original location, have been moved from Monomoy.

The Riflery and BB Range buildings have been moved from their original location.



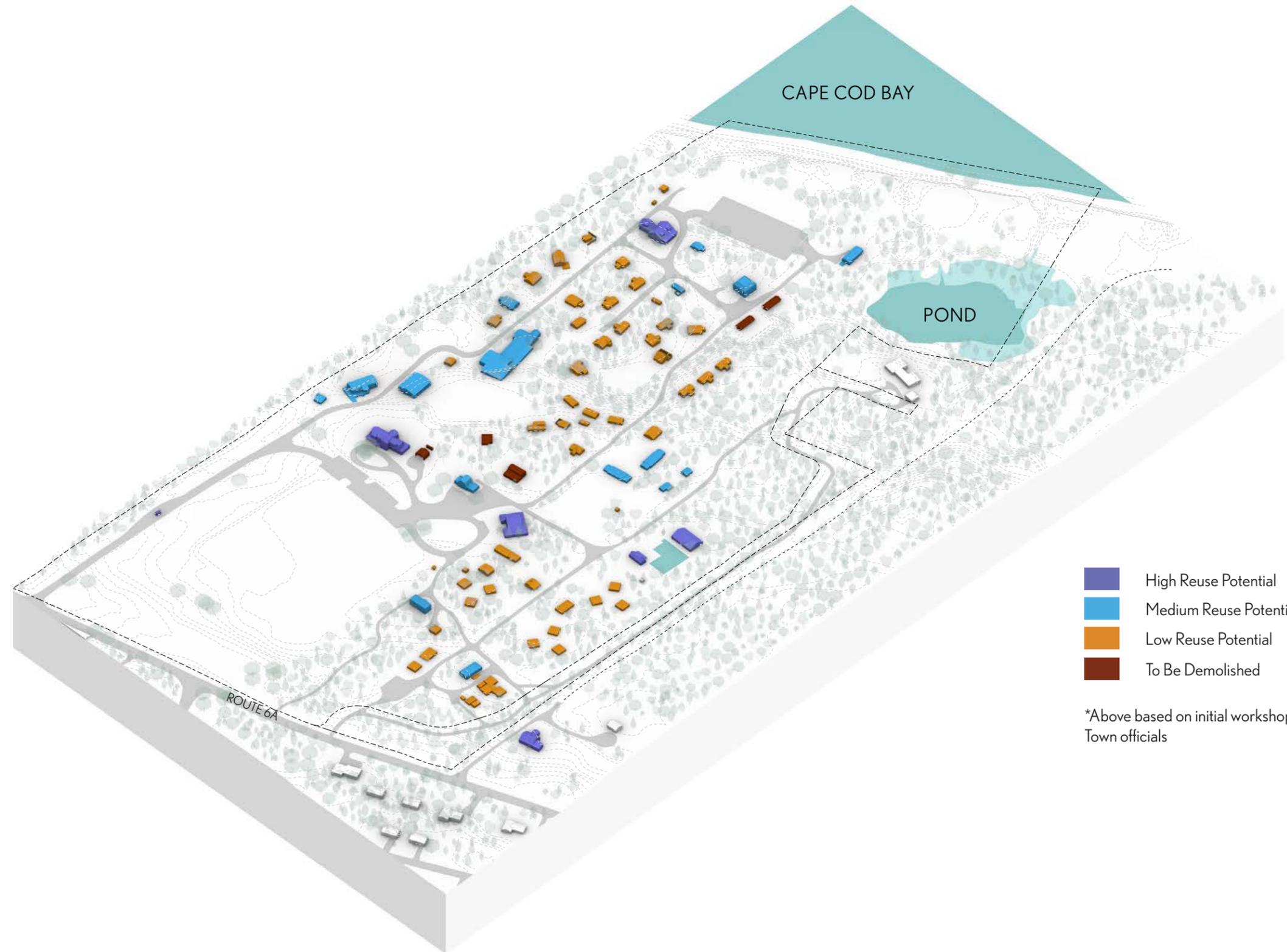
# BAY PARCEL - POTENTIAL FOR REUSE

Site Analysis

Buildings have a range of potential for reuse and rehabilitation.

Buildings likely to be demolished have structural concerns.

Most winterized structures have the most potential for reuse.



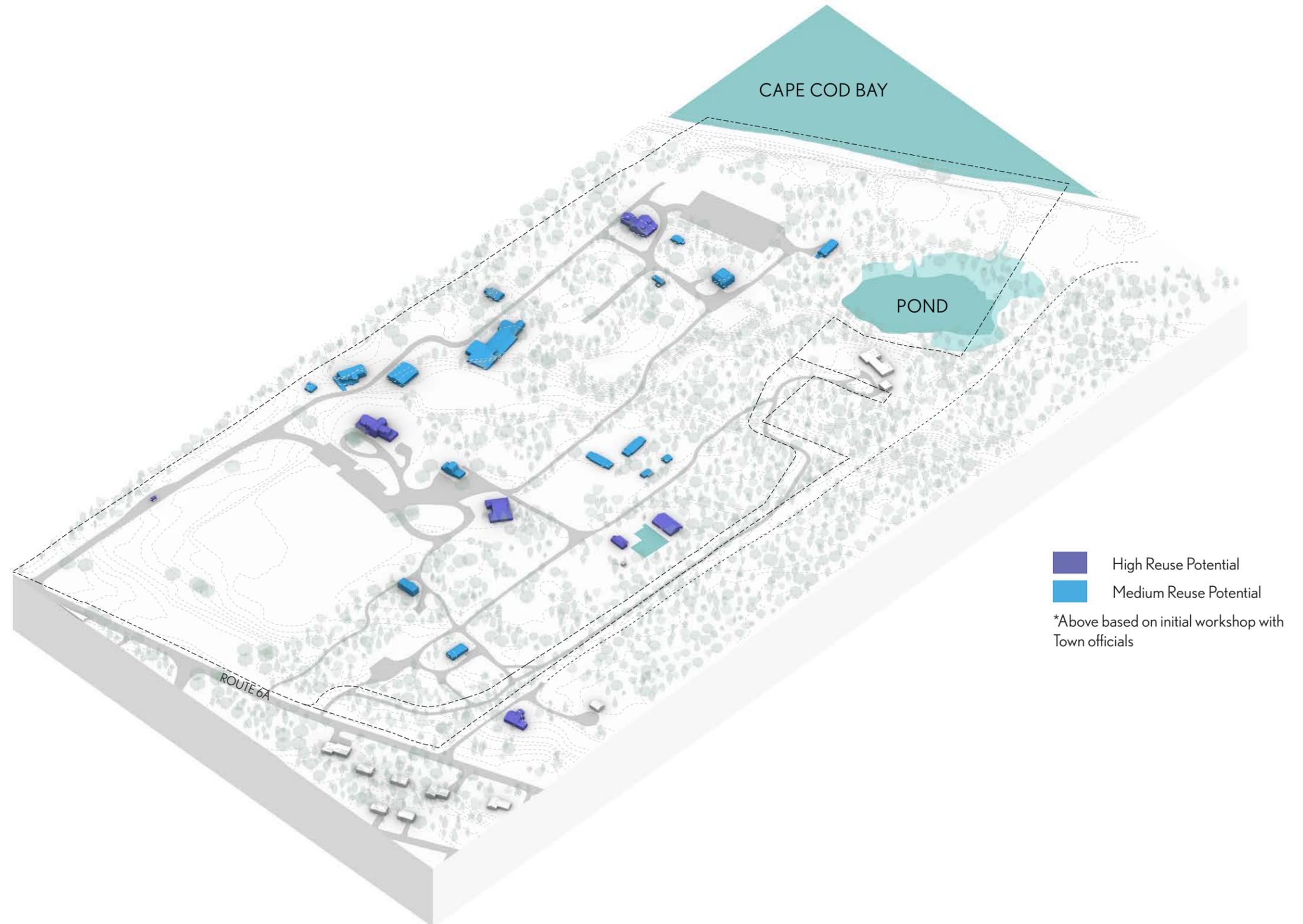
# BAY PARCEL - POTENTIAL FOR REUSE

## Site Analysis

Removal of all non-winterized structures (excluding the boathouse) would result in a largely open campus.

Remaining structures show most immediate potential for reuse.

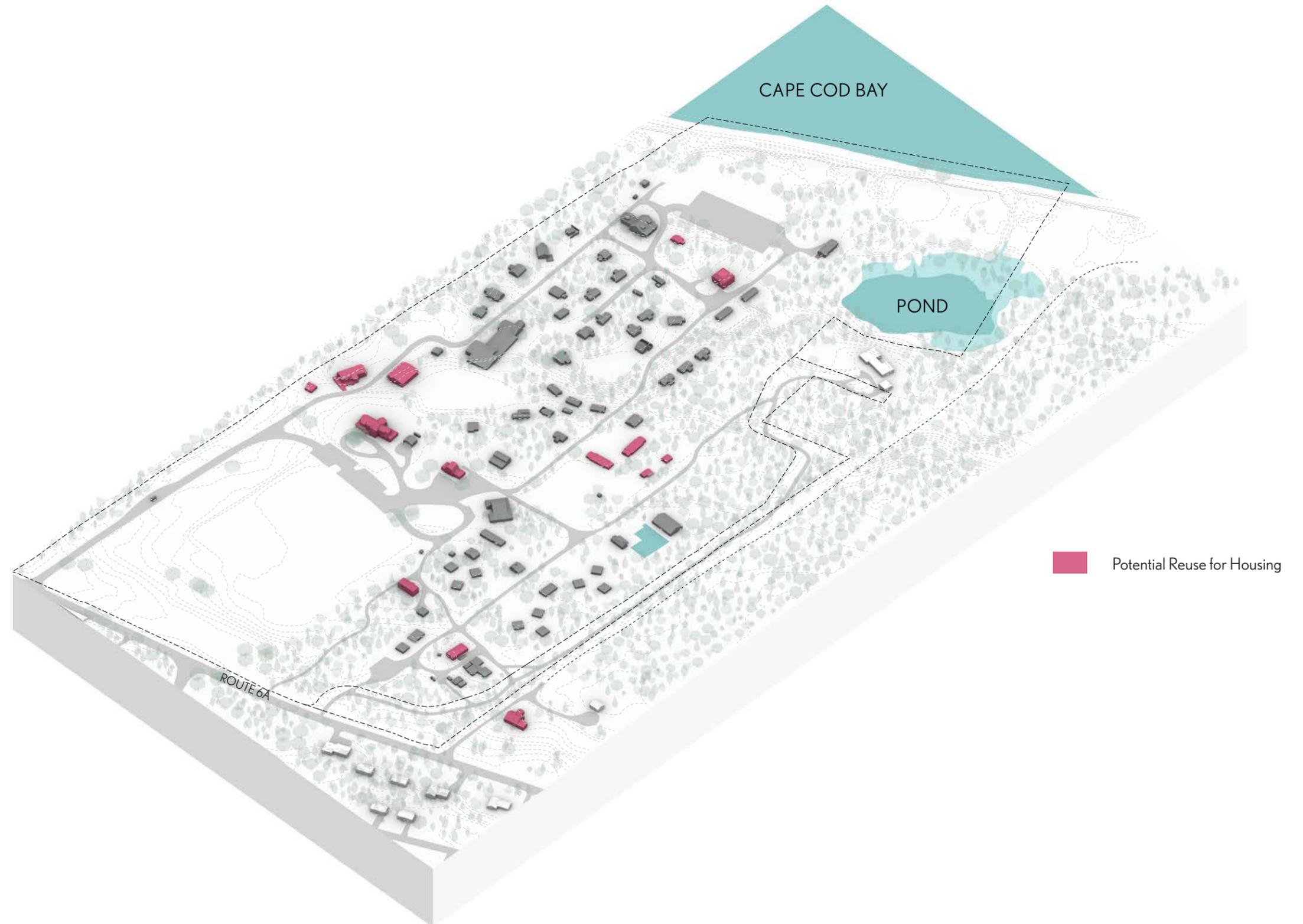
New programs are being contemplated across the site.



# BAY PARCEL - POTENTIAL REUSE FOR HOUSING

Site Analysis

Sites of seasonal and year-round housing are being considered across the site.

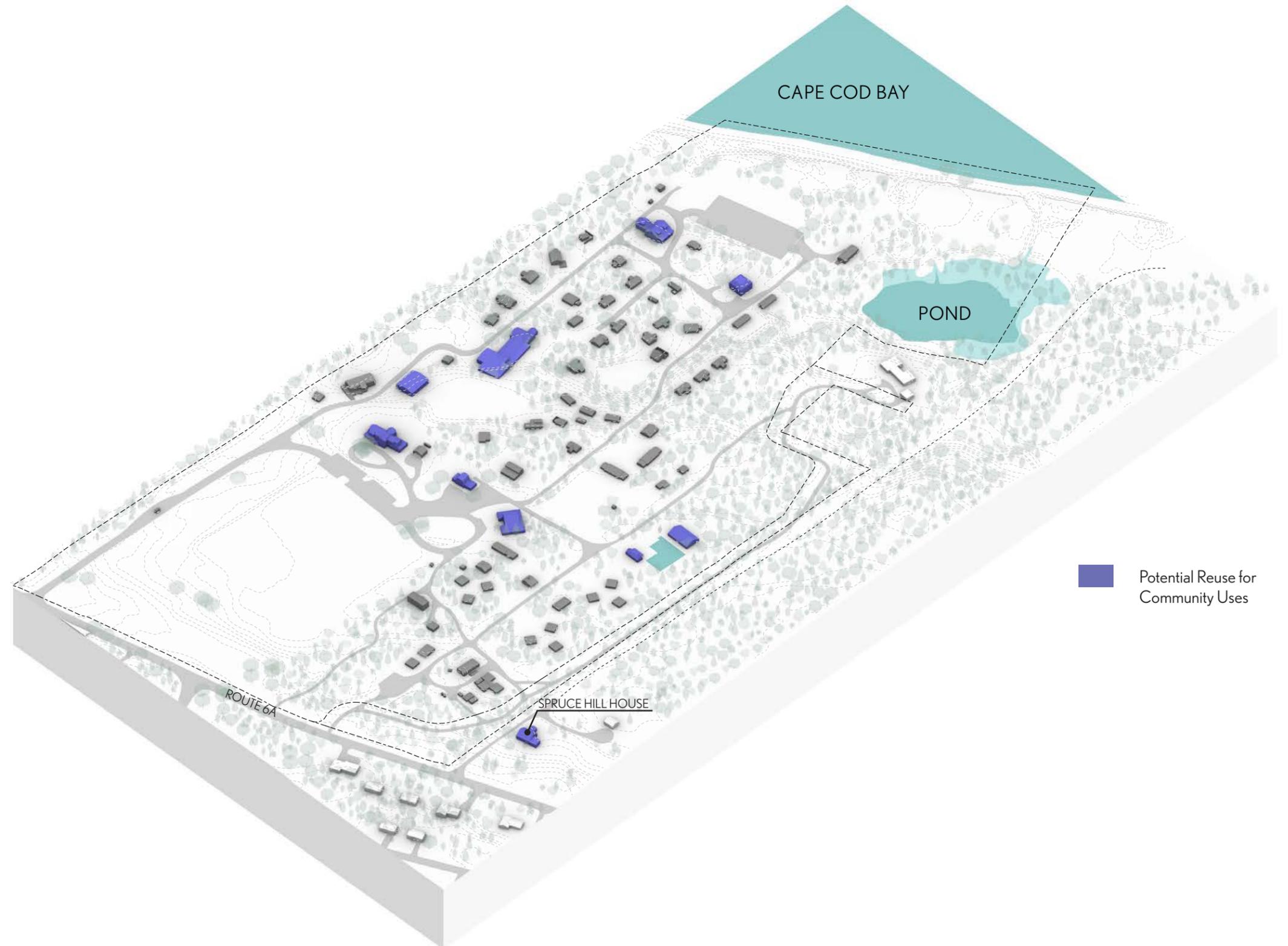


# BAY PARCEL - POTENTIAL REUSE FOR COMMUNITY USES

## Site Analysis

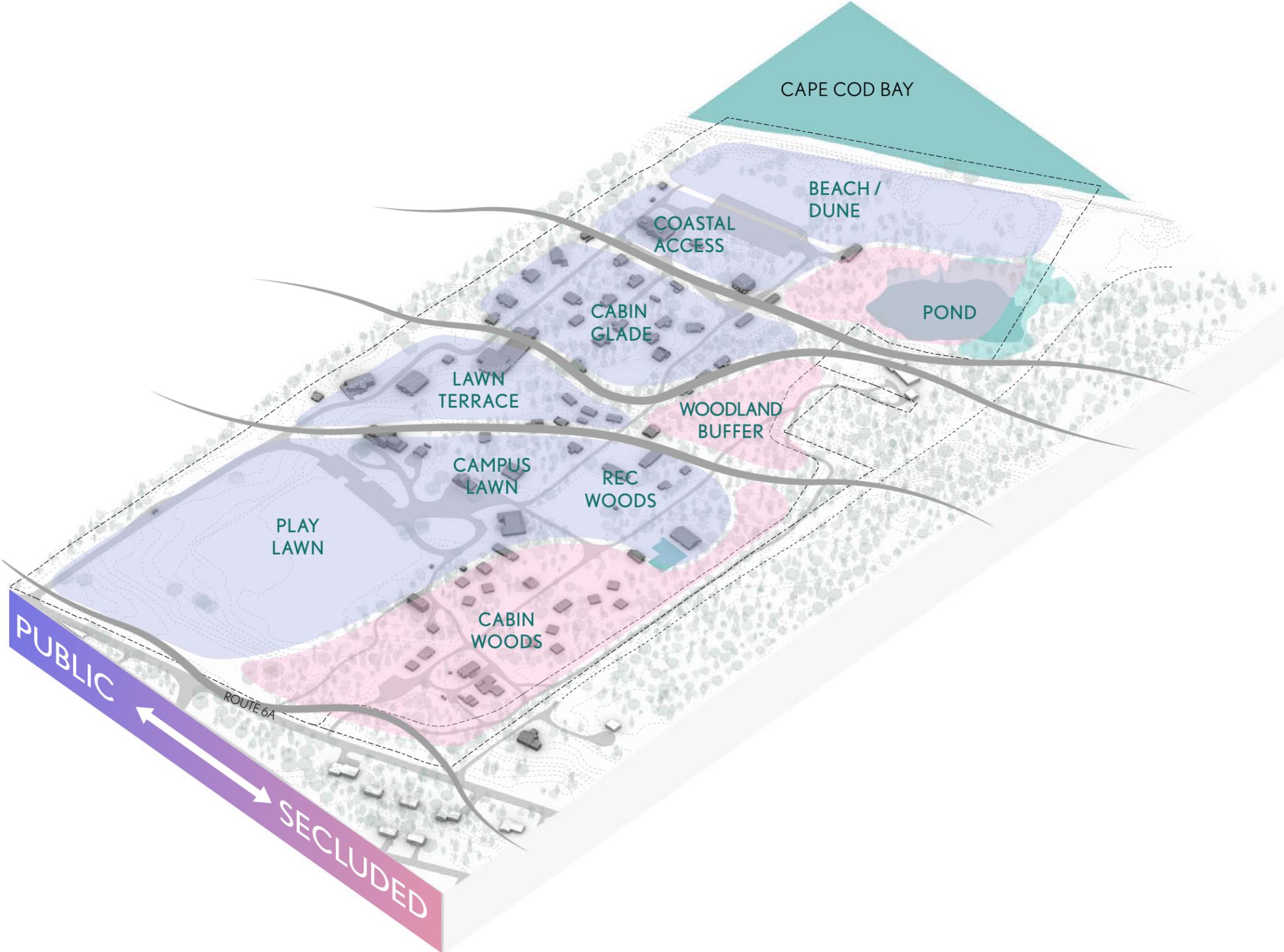
Several buildings on the site such as the Dining Hall and Boathouse have the potential to be reused as community facilities.

The Spruce Hill House on an adjacent lot is considered for potential reuse.



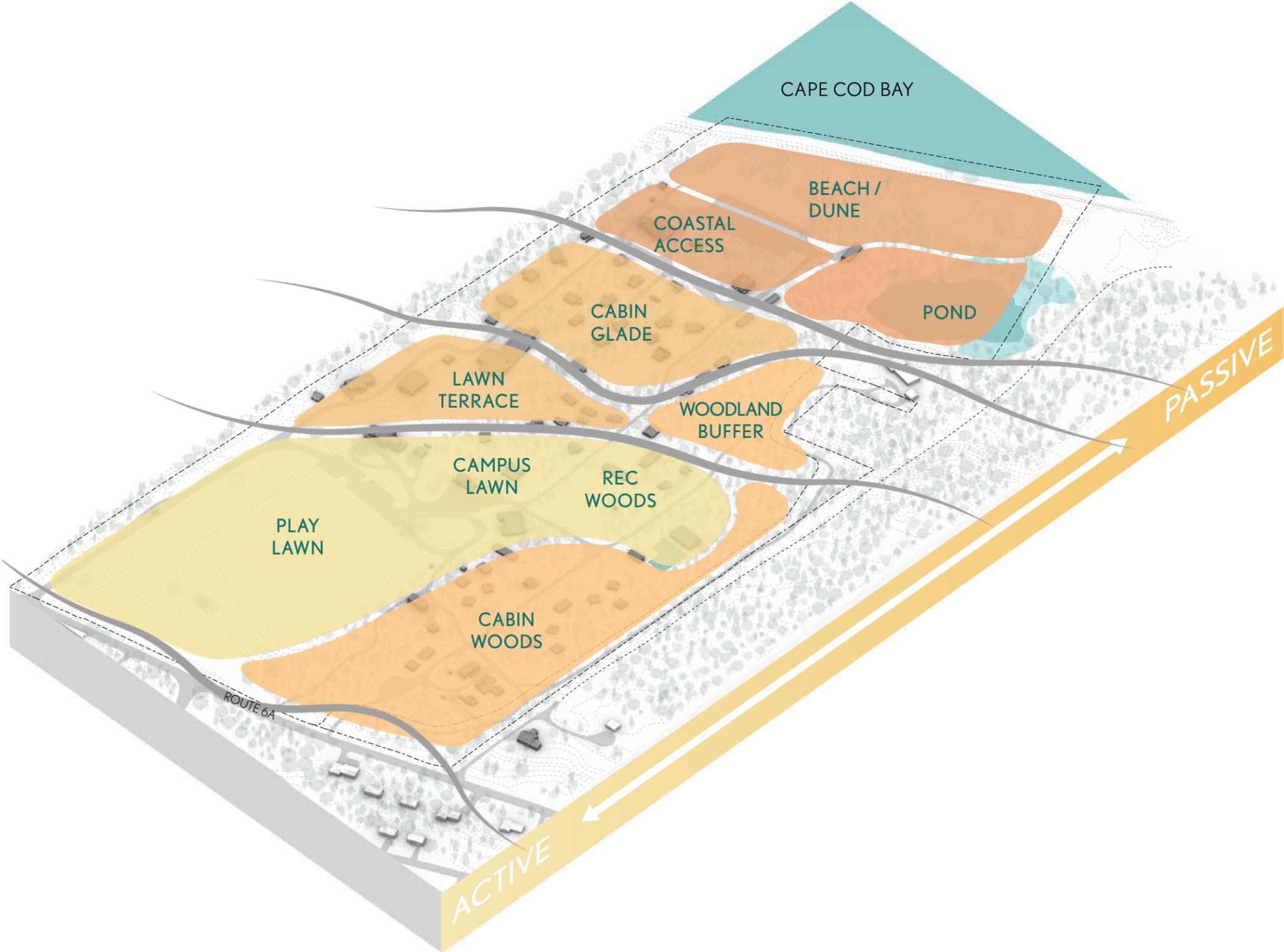
# BAY PARCEL - PUBLIC TO SECLUDED

## Site Analysis



# BAY PARCEL - ACTIVE TO PASSIVE

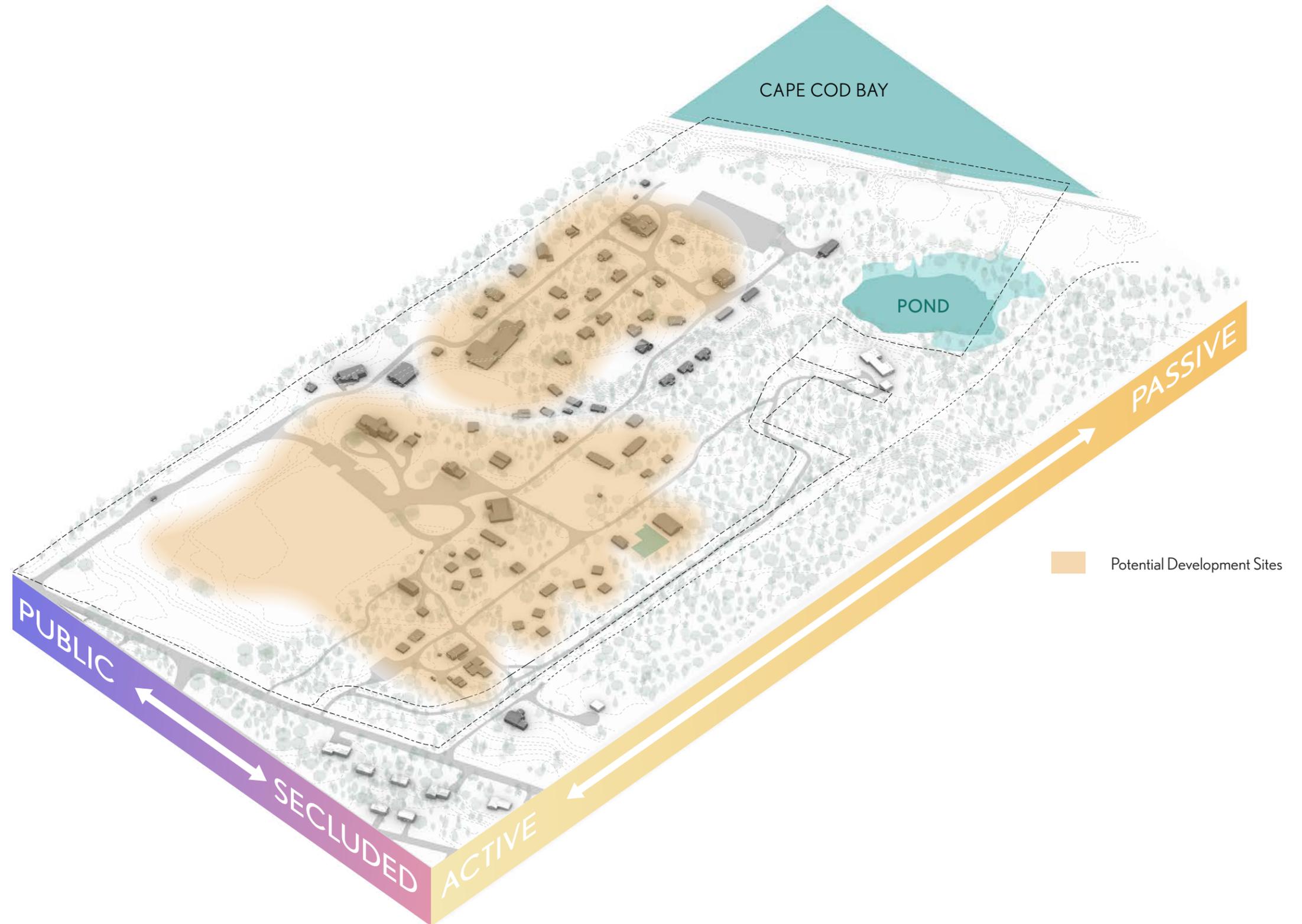
## Site Analysis



# BAY PARCEL - POTENTIAL SITES FOR NEW CONSTRUCTION

Site Analysis

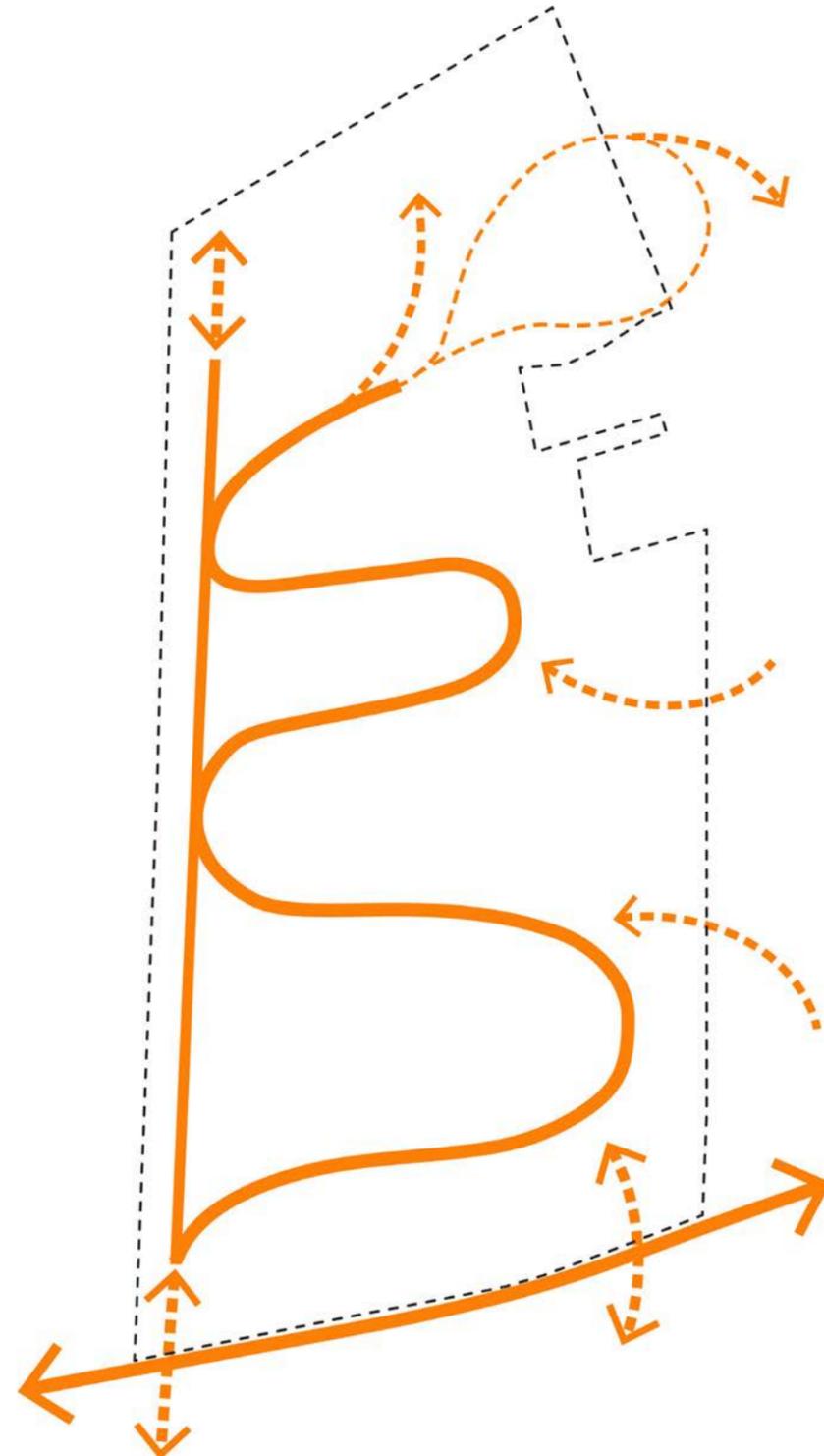
Specific areas of the site have been identified for potential development.



## POTENTIAL SITE OPPORTUNITIES

### Bring Brewster to the Bay: Increase accessibility to the property and its resources

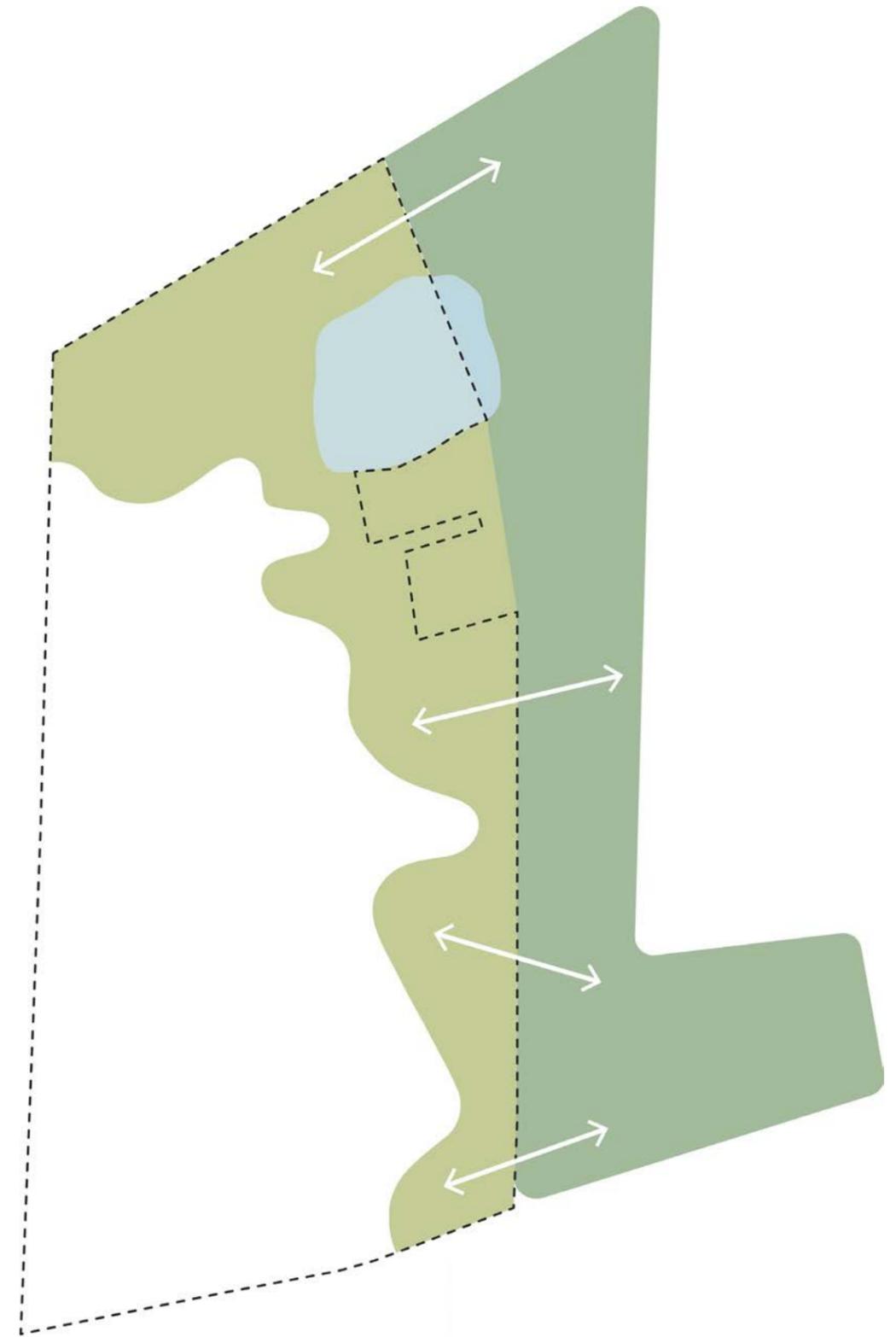
- Plan for better vehicular, pedestrian and cyclist access
- Increase number of ADA compliant walkways and paths – both trail networks and access to existing resources and buildings
- Study public vs resident access opportunities



## POTENTIAL SITE OPPORTUNITIES

### Capitalize on Adjacencies: Connect to adjacent open space at Spruce Hill

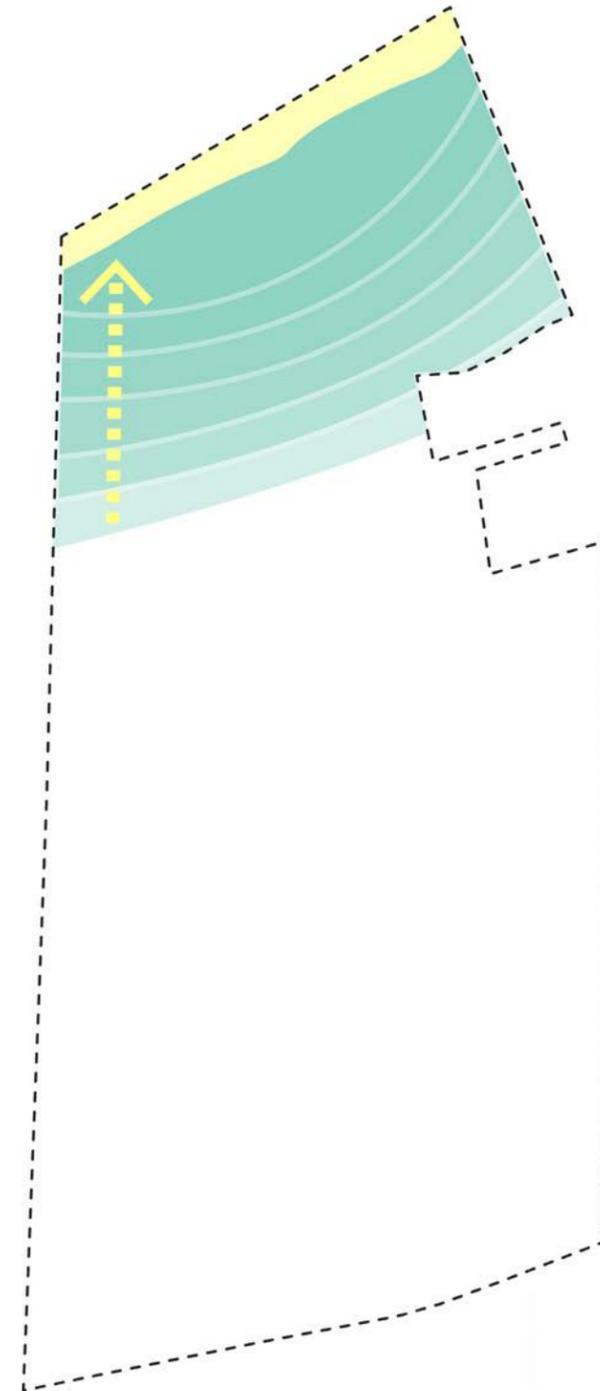
- Link trail system from Bay Parcel to Spruce Hill at key points
- Introduce additional connection points
- Integrate and increase extent of contiguous woodland/habitat



## POTENTIAL SITE OPPORTUNITIES

### Plan for Resiliency: Enrich and sustain the coastal ecosystem

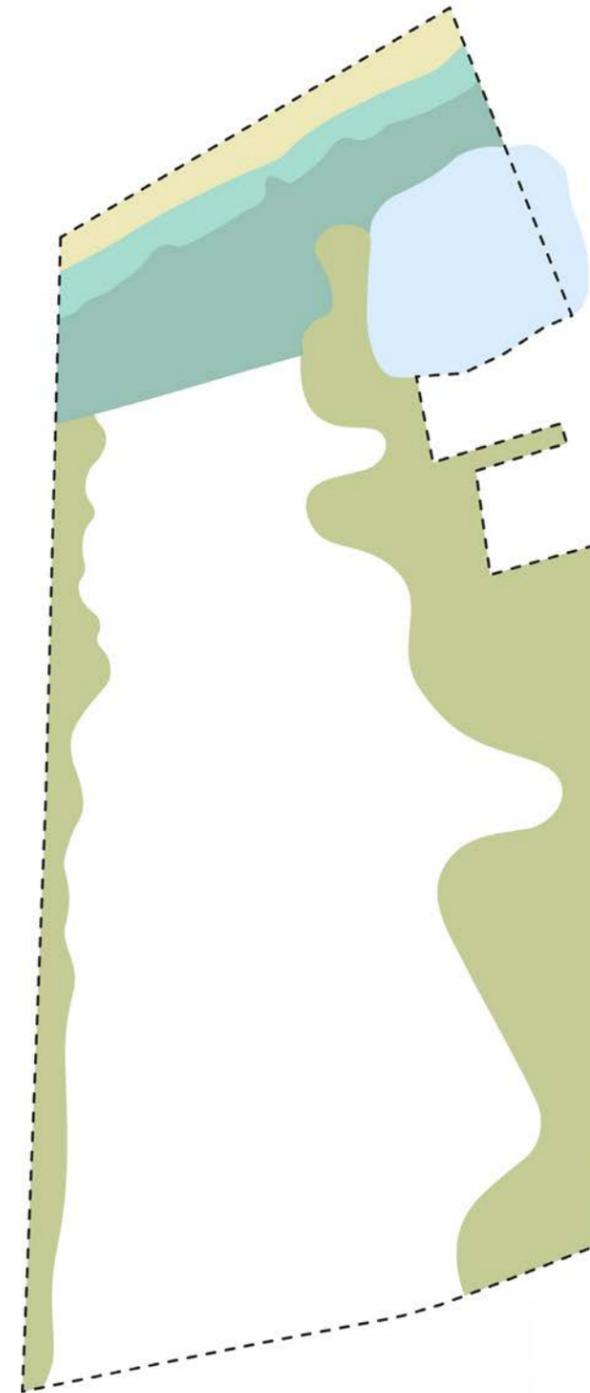
- Protect dunes, shrubland, beach
- Remove small tennis courts on the water and replace with natural vegetation
- Plan for resilient access to the beach now and into the future, including future parking access



# POTENTIAL SITE OPPORTUNITIES

## Protect natural habitat and water resources

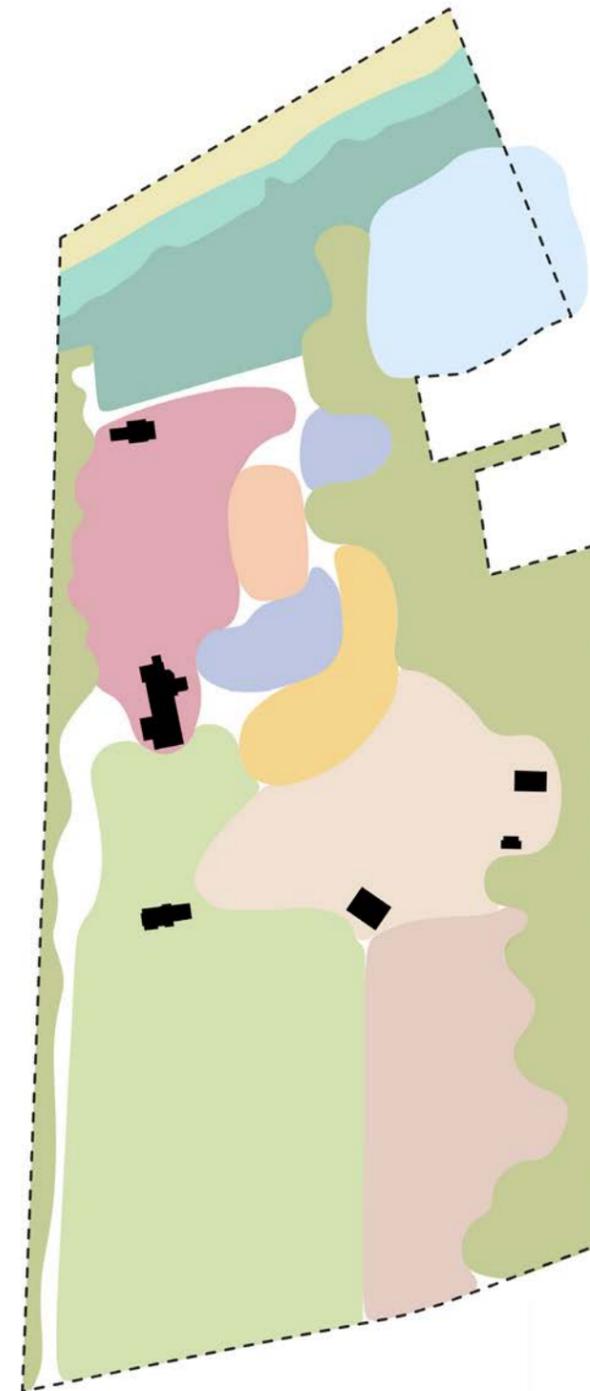
- Protect existing habitat areas and wetlands
- Remove invasive species
- Remove buildings and structures that encroach on natural and water resources



## POTENTIAL SITE OPPORTUNITIES

### Develop in context: Build upon the diversity of landscape character and scale for

- Maintain special landscape experiences
- Highlight dramatic topography – capitalize on ridgeline views and intimate valleys
- Re-use existing buildings, recreation areas, and roads where suitable
- Find opportunities for new building programs such as housing and community centers in site-feasible areas.
- Align program with site character.





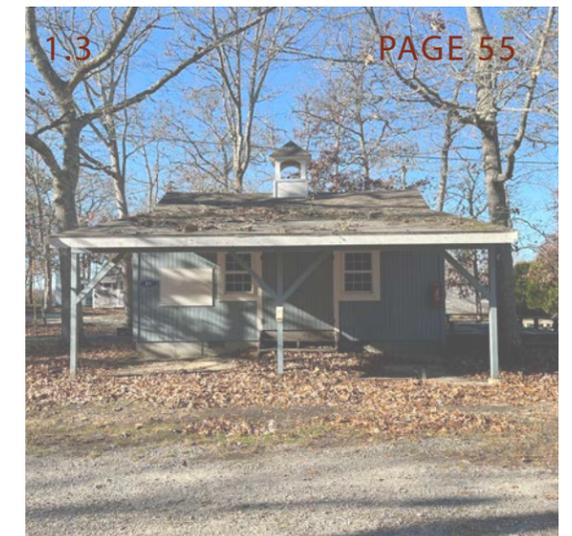
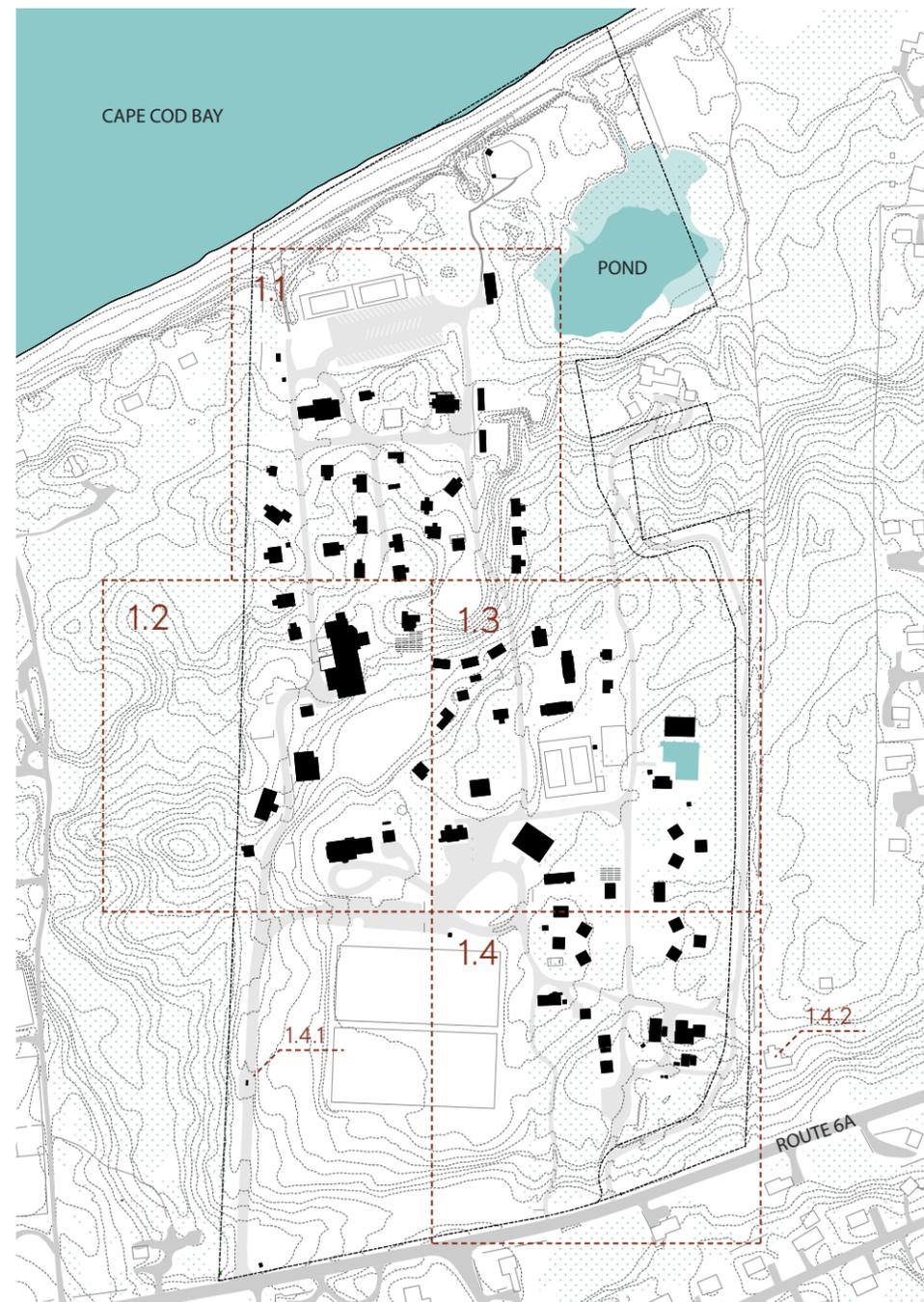
# Building Inventory

# BAY PARCEL BUILDING INVENTORY SITE DIVISION

## Building Inventory

The inventory details each building on the site.

It consists of four geographically divided sections.



1.4.1 PAGE 85  
1.4.2 PAGE 86

# SECTION 1.1: BAY PARCEL

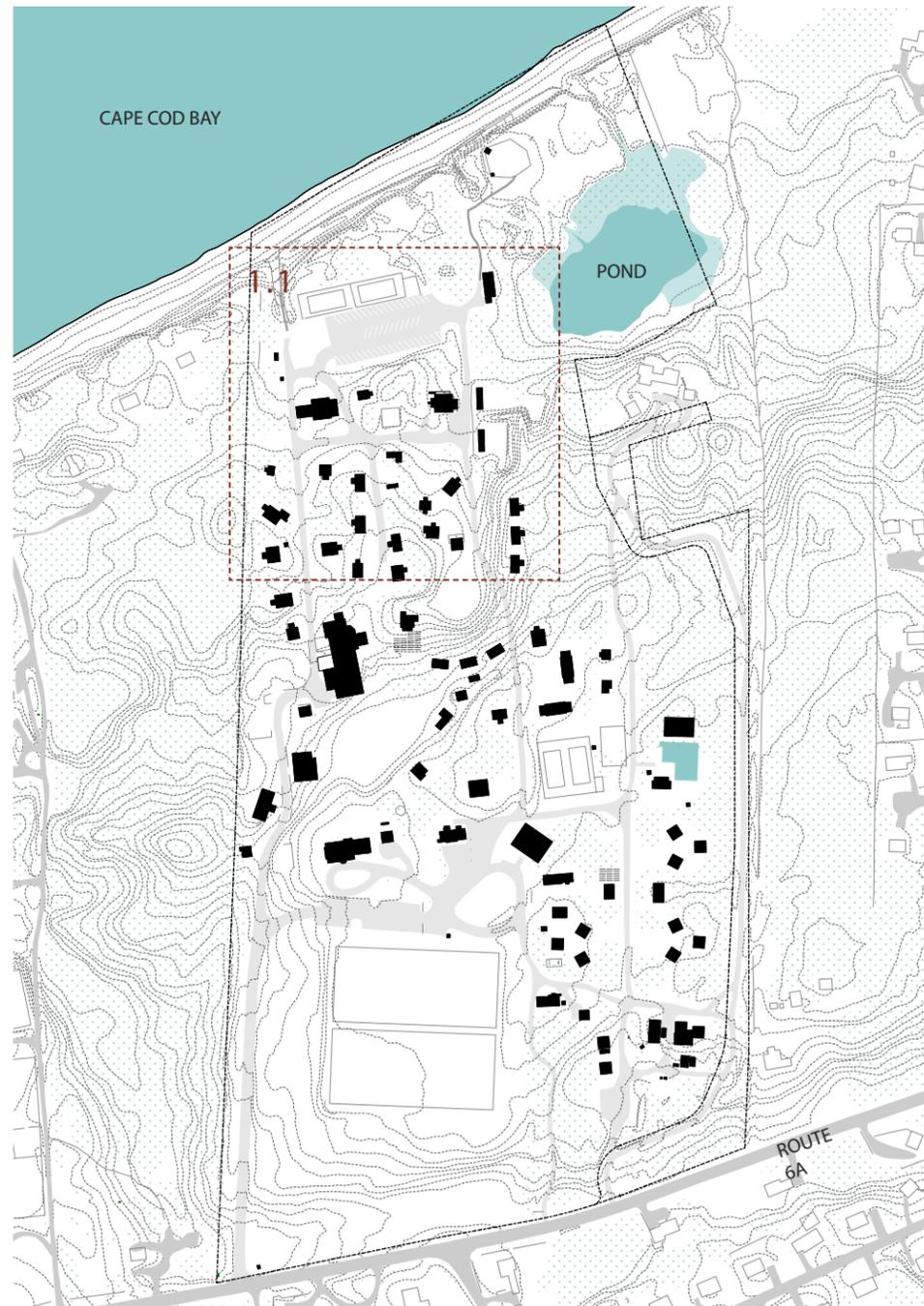
## Building Inventory

Section 1.1 contains mostly dormitory and staff cabins.

The boathouse is the newest building in Section 1.1.

Building 40, 57, and the Boathouse are most ready to reuse.

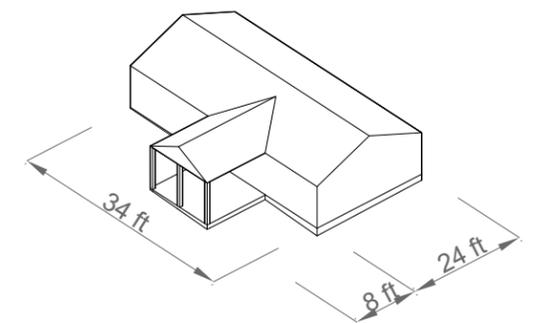
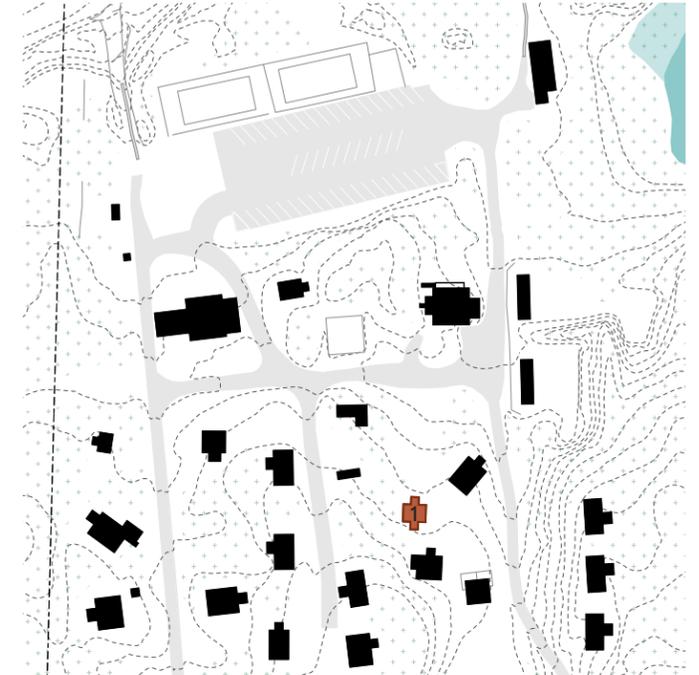
Future use should consider storage as the Boathouse garage is currently full.



# 1.1: BAY PARCEL BUILDING 1

## Building Inventory

Cabin 1	
year built (year renovated):	1940 (eff. yr 1974)
winterized/conditioned/enclosed:	no
structure type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	2 rooms
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



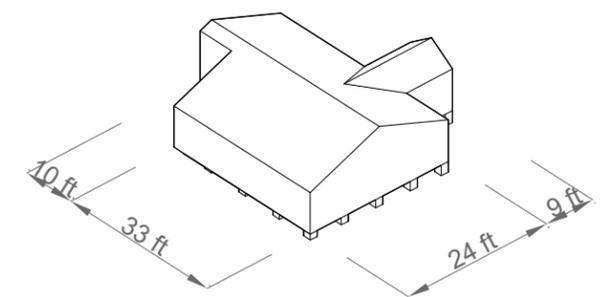
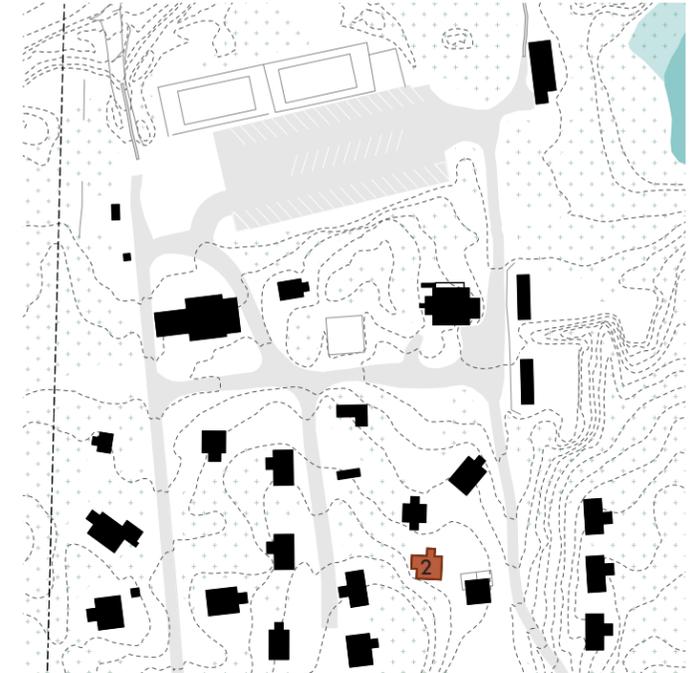
\*estimates

Height:	12 ft*
Footprint:	816 sqft
Gross Area:	816 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 2

## Building Inventory

Cabin 2	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	TBD
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	TBD



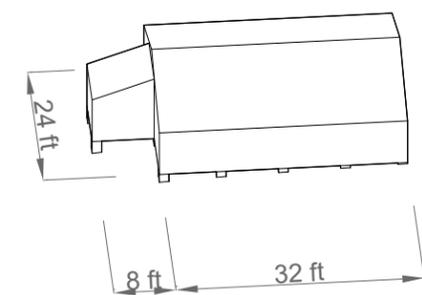
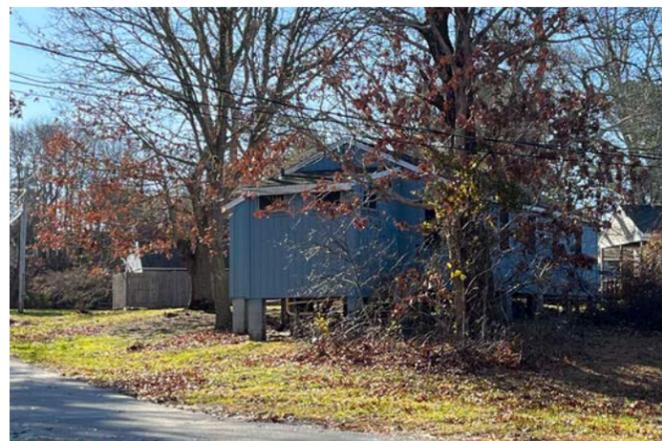
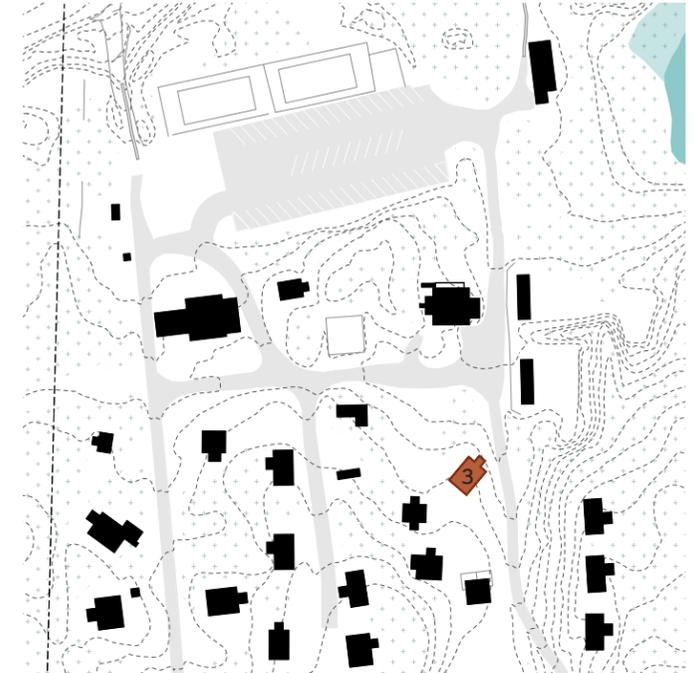
\*estimates

Height:	10 ft*
Footprint:	953 sqft
Gross Area:	953 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 3

## Building Inventory

Cabin 3	
year built(year renovated):	1940
winterized/conditioned/enclosed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	TBD



\*estimates

Height:	14 ft*
Footprint:	848 sqft
Gross Area:	848 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 4-6

## Building Inventory

Cabins 4-6	
year built(year renovated IA):	1940 (eff. yr 1975)
winterized/conditioned/ enclosed:	no
structural assessment 4&6:	pier foundation; wood framing
structural assessment 5:	foundation, wood framing
exterior materiality:	plywood; wood shingle
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



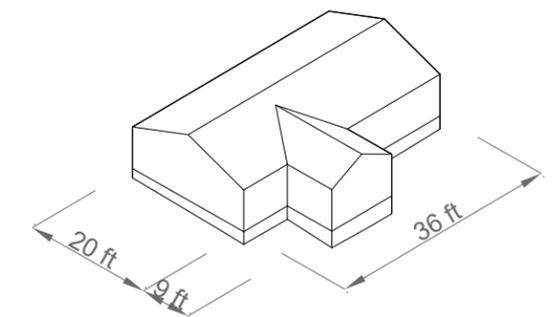
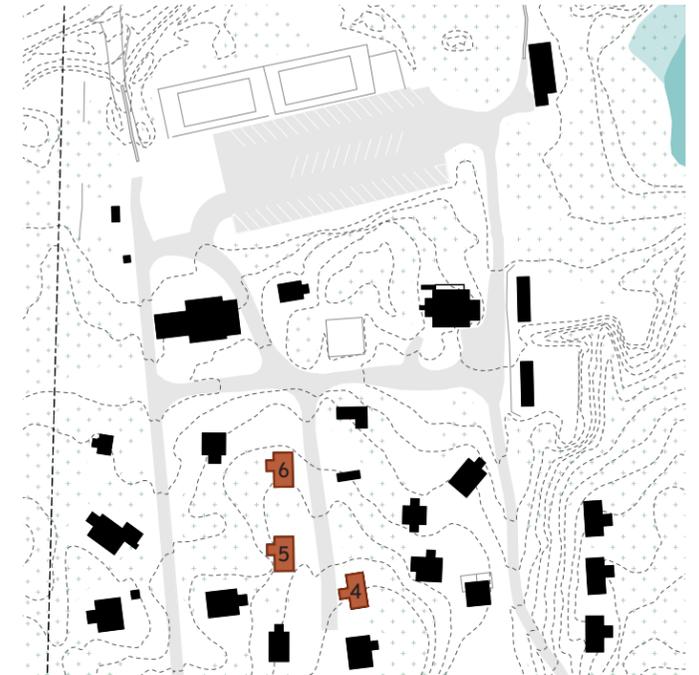
6



5



4



\*estimates

Height:	12 ft*
Footprint:	783 sqft
Gross Area:	783 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 7-9

## Building Inventory

Cabins 7-9	
year built(year renovated):	1940 (EFF. YR 1975)
winterized/conditioned/enclosed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	3 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



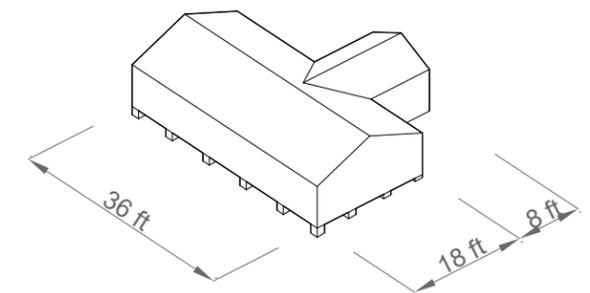
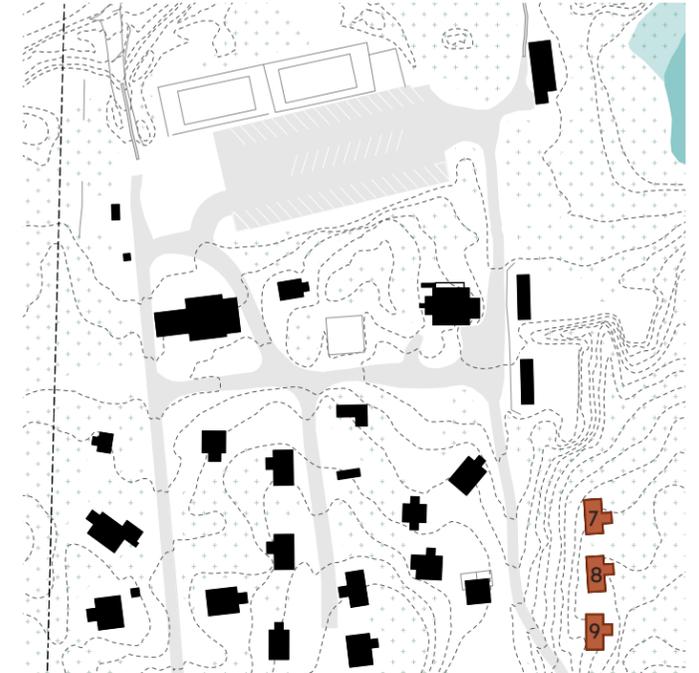
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9



7



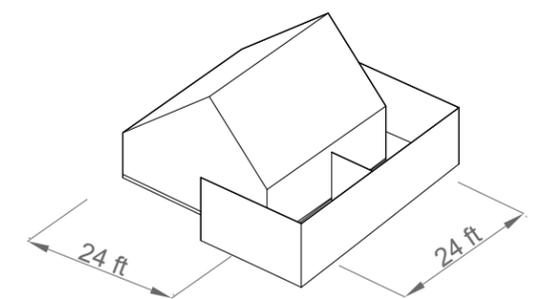
\*estimates

Height:	11 ft
Footprint:	736 sqft
Gross Area:	736 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 15

## Building Inventory

Shower House 15	
year built(year renovated):	1980
winterized/conditioned/enclosed:	no; patio
structural type:	slab foundation; masonry
structural assessment:	TBD
exterior materiality:	concrete block
interior materiality:	minimum
number of bathrooms:	4
number of rooms:	3
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	shower house
moved/original location:	original location



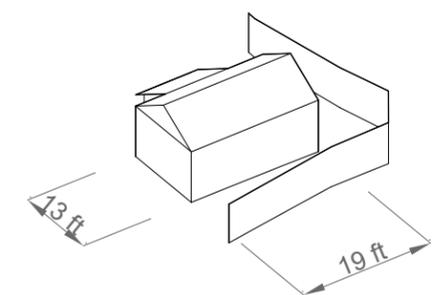
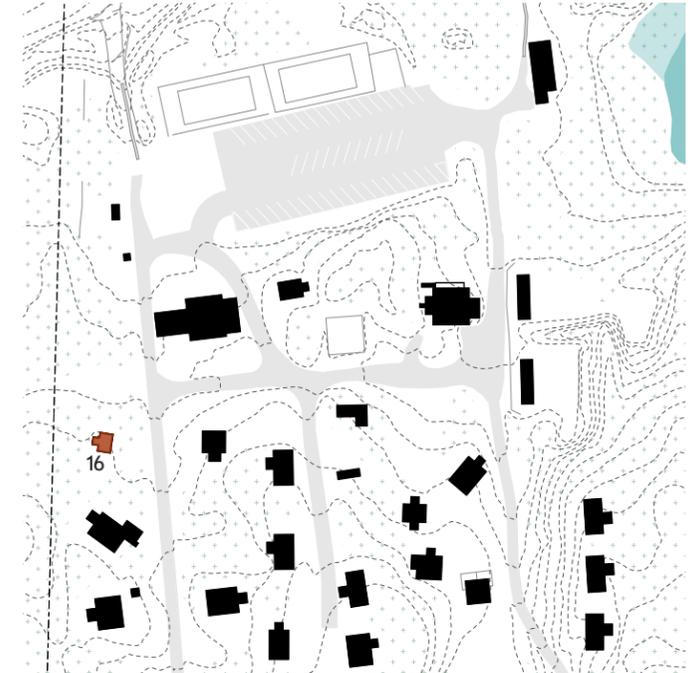
\*estimates

Height:	20 ft
Footprint:	578 sqft
Gross Area:	578 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 16

## Building Inventory

Shower House 16	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	slab foundation; masonry
structural assessment:	TBD
exterior materiality:	concrete block
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	shower house
moved/original location:	original location



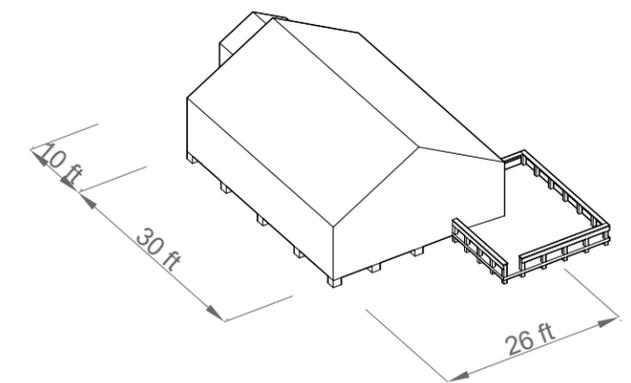
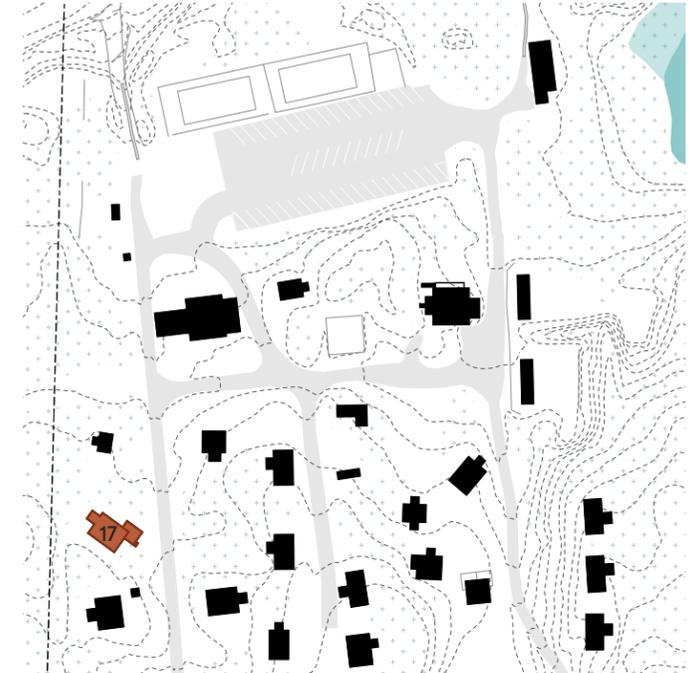
\*estimates

Height:	12 ft*
Footprint:	296 sqft
Gross Area:	296 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 17

## Building Inventory

Cabin 17	
year built(year renovated):	1940 (eff. yr 1979)
winterized/conditioned/enclosed:	no; wood deck
structural type:	pier foundation; wood frame
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	3 half baths, 2 showers
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



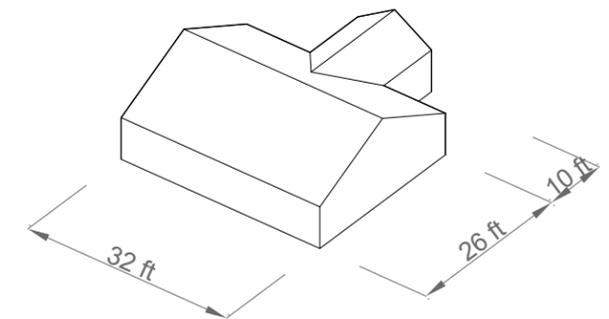
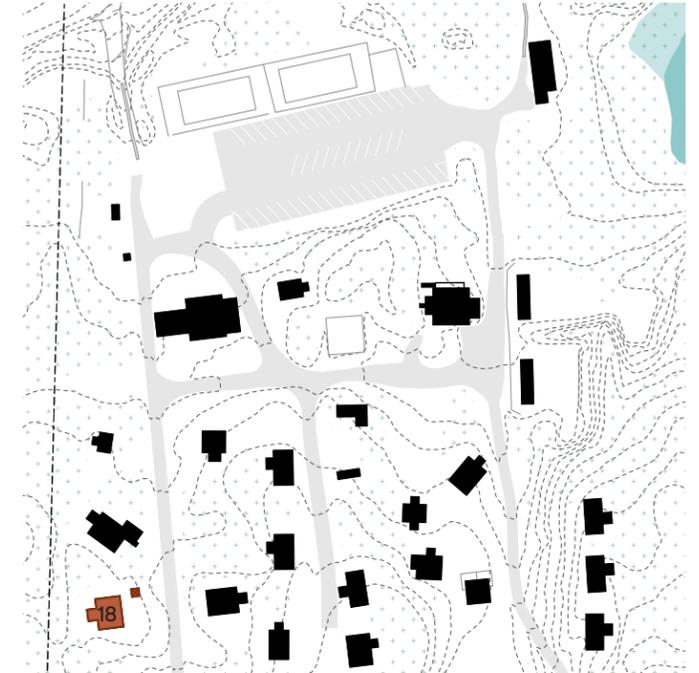
\*estimates

Height:	18 ft
Footprint:	880 sqft
Gross Area:	880 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 18

## Building Inventory

Cabin 18	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/en-closed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	3
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



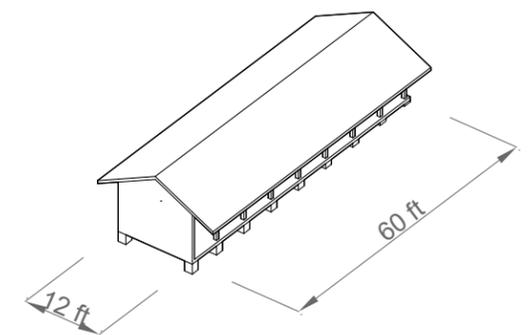
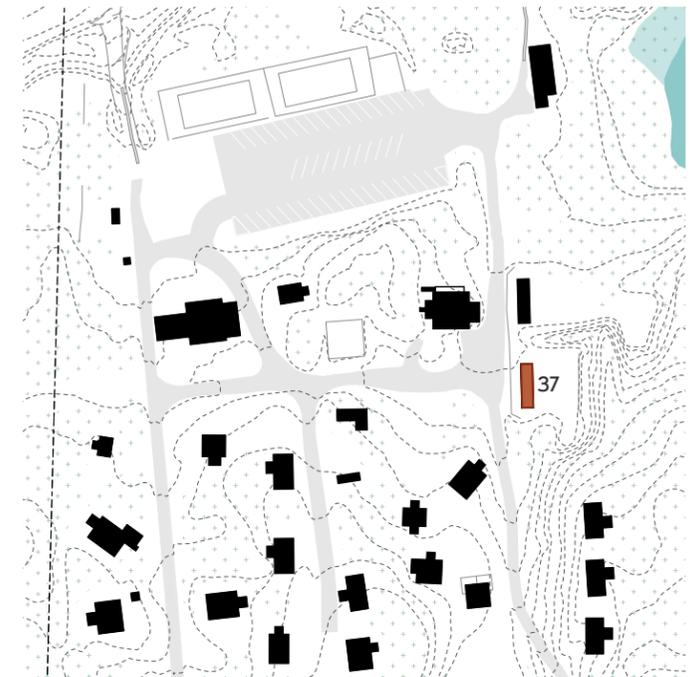
\*estimates

Height:	14 ft*
Footprint:	932 sqft
Gross Area:	932 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 37

## Building Inventory

Building 37	
	1970 (eff. yr 1991)
winterized/conditioned/enclosed:	no; open porch
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	riflery range
moved/original location:	moved from Monomoy



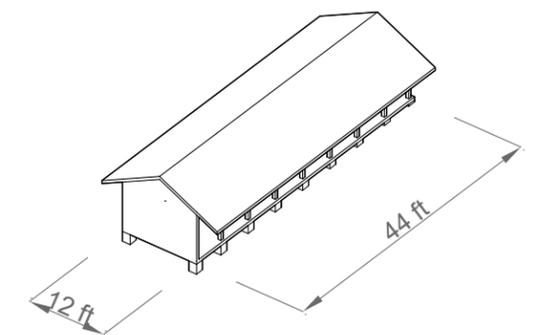
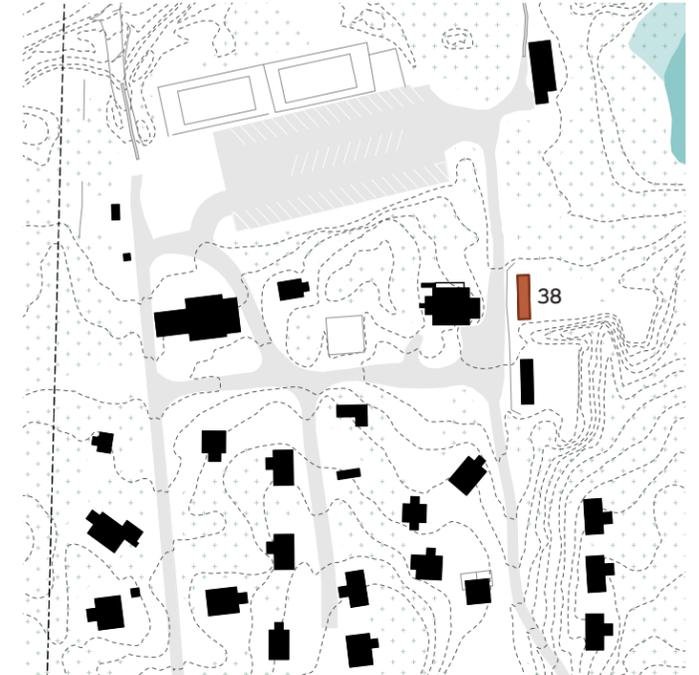
\*estimates

Height:	12 ft*
Footprint:	720 sqft
Gross Area:	360 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 38

## Building Inventory

Building 38	
year built(year renovated):	1970 (eff. yr 1991)
winterized/conditioned/enclosed:	no; open air
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	BB range
moved/original location:	moved from Monomoy



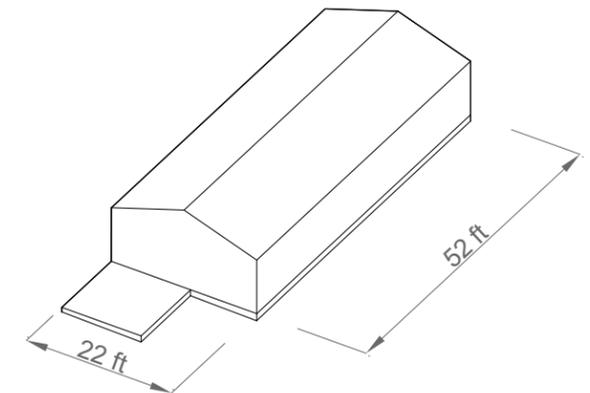
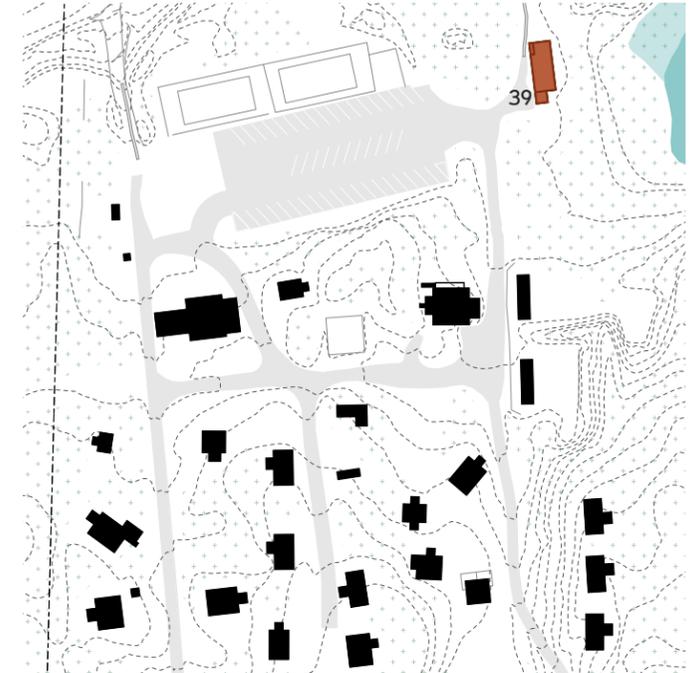
\*estimates

Height:	12 ft*
Footprint:	528 sqft
Gross Area:	528 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 39

## Building Inventory

Building 39	
year built(year renovated):	1945 (eff. yr 1975)
winterized/conditioned/enclosed:	no; wood deck; open porch
structural type:	slab foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	2
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory; meeting house
moved/original location:	original location



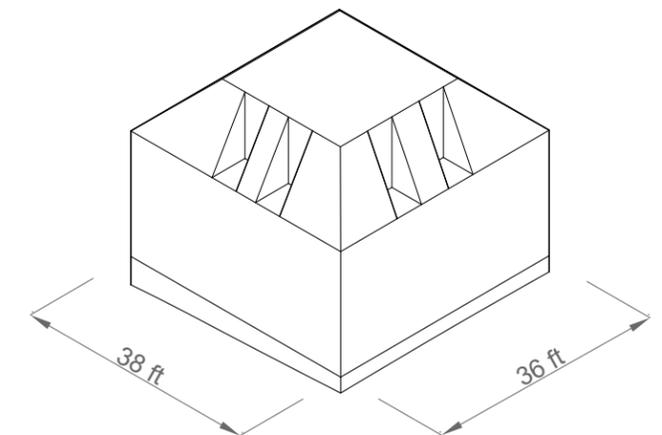
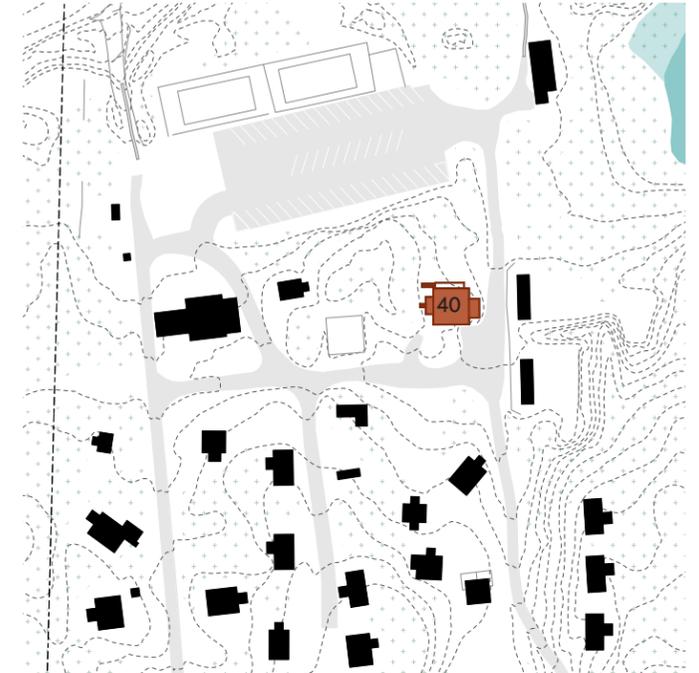
\*estimates

Height:	12 ft*
Footprint:	1276 sqft
Gross Area:	1100 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 40

## Building Inventory

Building 40	
year built(year renovated):	1960 (eff. yr 1975)
winterized/conditioned/enclosed:	yes heating; no cooling; fuel gas
structural type:	floor and wall foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	wood panel
number of bathrooms:	6
number of rooms:	8
kitchen yes/no:	no
basement yes/no:	yes; unfinished
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



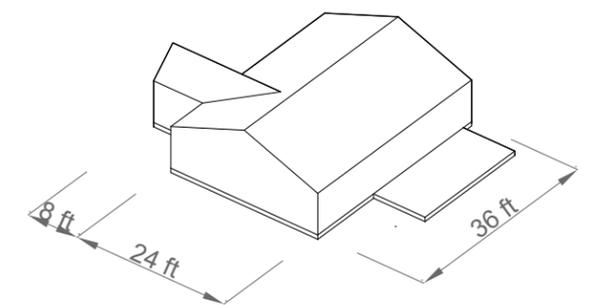
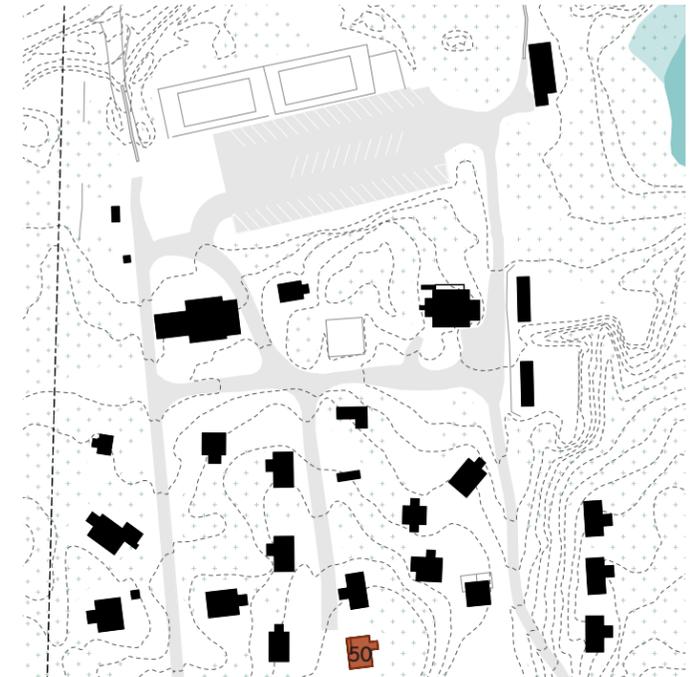
\*estimates

Height:	24 ft*
Footprint:	728 sqft
Gross Area:	2096 sqft
Number of Stories:	2

# 1.1: BAY PARCEL BUILDING 50

## Building Inventory

Cabin 50	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	moved from Monomoy



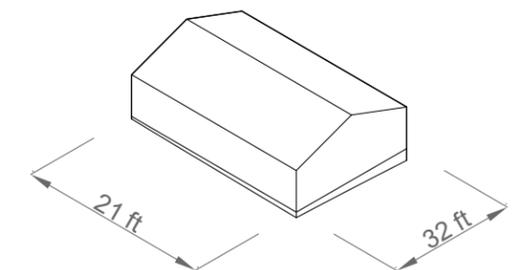
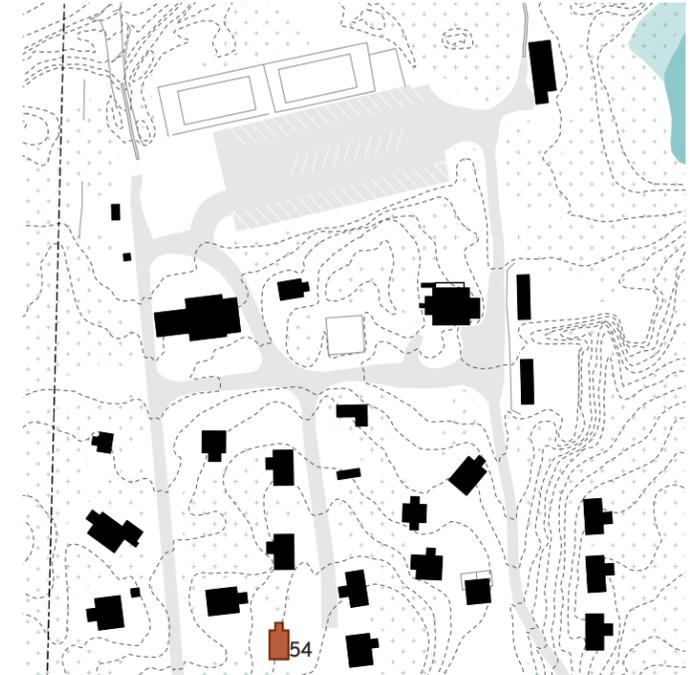
\*estimates

Height:	12 ft*
Footprint:	960 sqft
Gross Area:	960 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 54

## Building Inventory

Cabin 54	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	moved from Monomoy



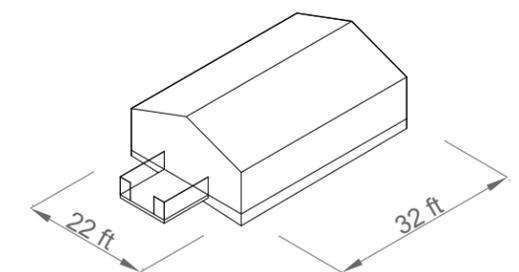
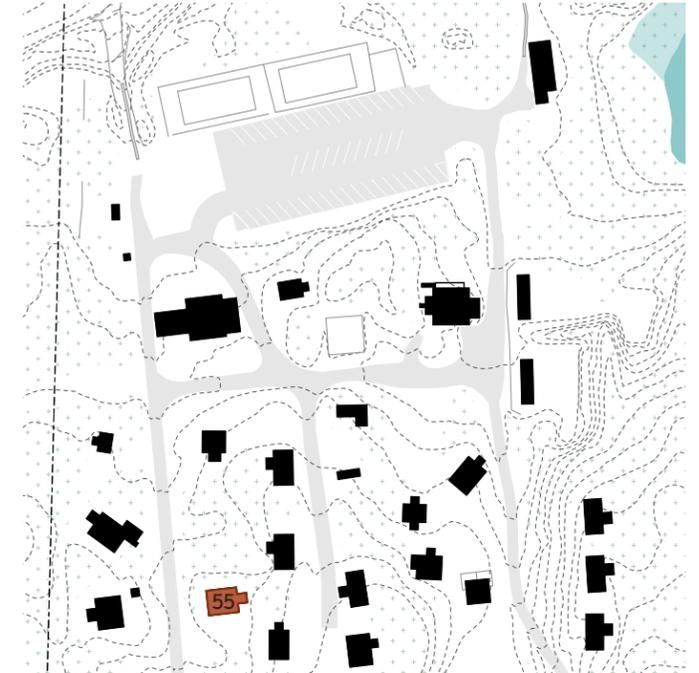
\*estimates

Height:	12 ft*
Footprint:	780 sqft
Gross Area:	780 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 55

## Building Inventory

Cabin 55	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	moved from Monomoy



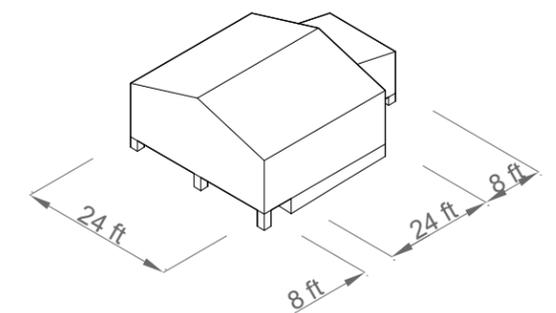
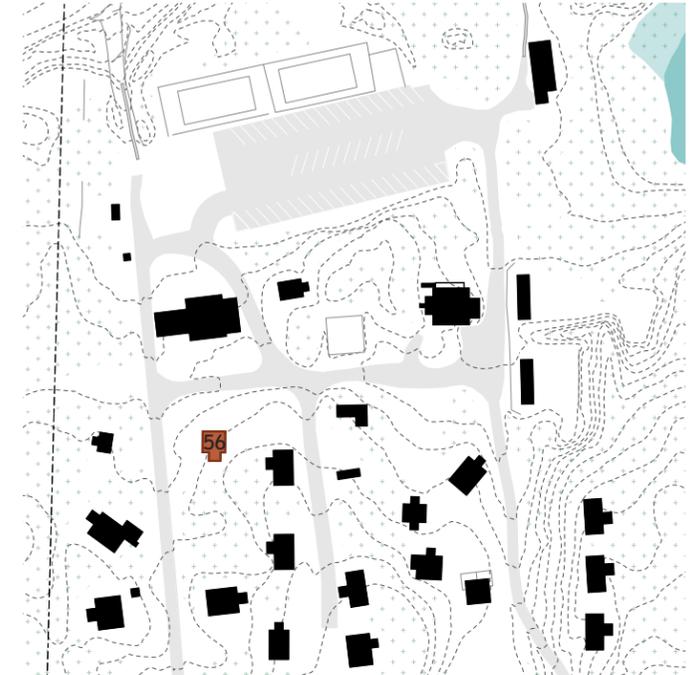
\*estimates

Height:	12 ft*
Footprint:	804 sqft
Gross Area:	804 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 56

## Building Inventory

Cabin 56	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/en-closed:	no
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no, crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	moved from Monomoy



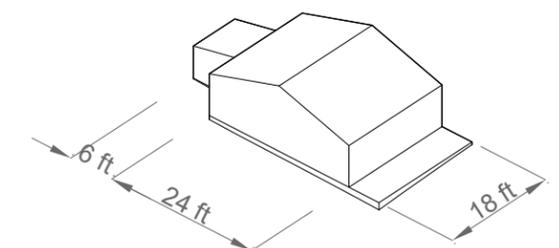
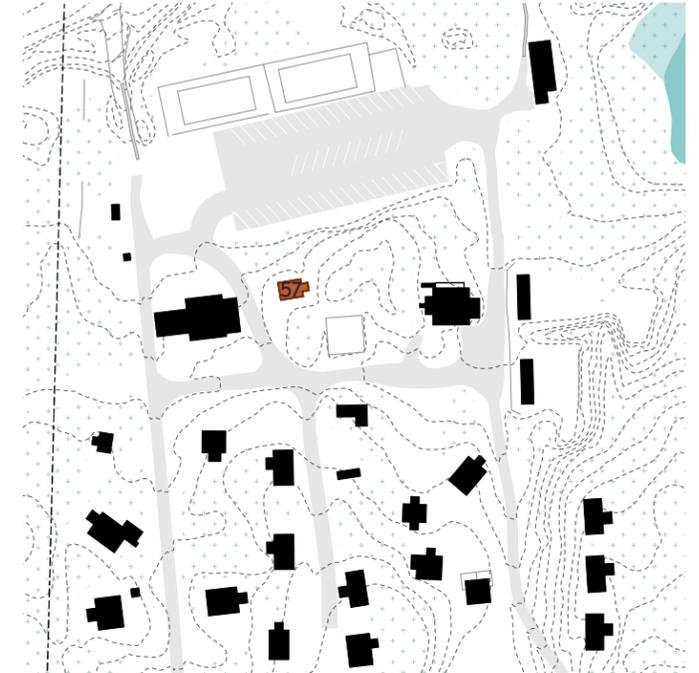
\*estimates

Height:	12 ft*
Footprint:	848 sqft
Gross Area:	848 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 57

## Building Inventory

Building 57	
year built(year renovated):	1940 (EFF. YR 1958)
winterized/conditioned/enclosed:	yes- electric
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	wood panel
number of bathrooms:	1
number of rooms:	3
kitchen yes/no:	yes
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	staff cabin
moved/original location:	moved from Monomoy



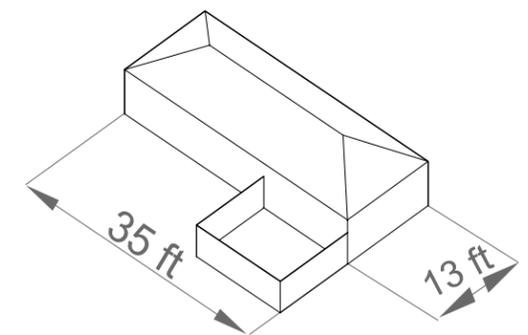
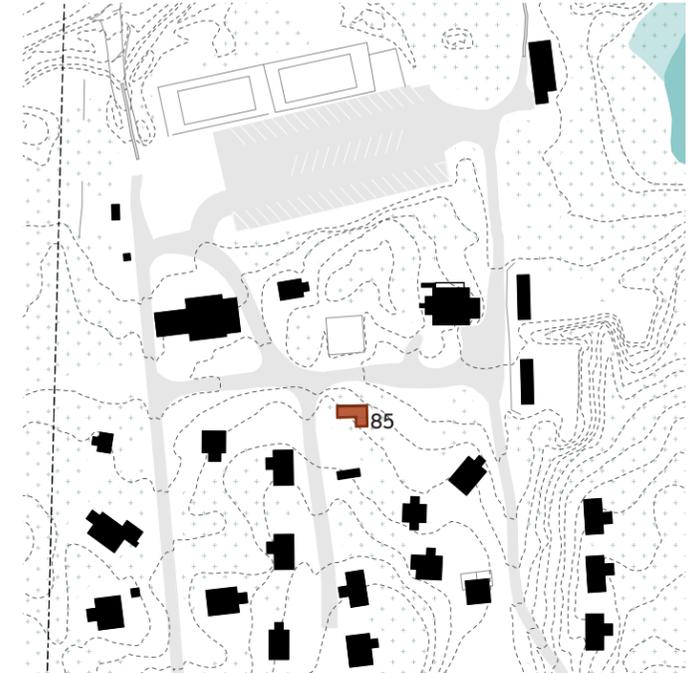
\*estimates

Height:	14 ft*
Footprint:	510 sqft
Gross Area:	510 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BUILDING 85

## Building Inventory

Building 85	
year built(year renovated):	1940
winterized/conditioned/ enclosed:	Gas, Heat, Electric Hot Water
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	wood panel
number of bathrooms:	1
number of rooms:	TBD
kitchen yes/no:	yes
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	staff cabin
moved/original location:	TBD



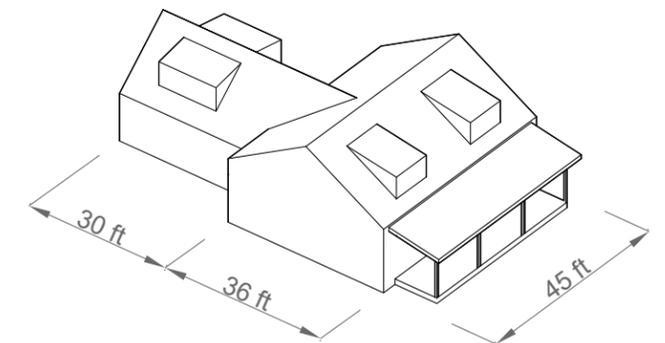
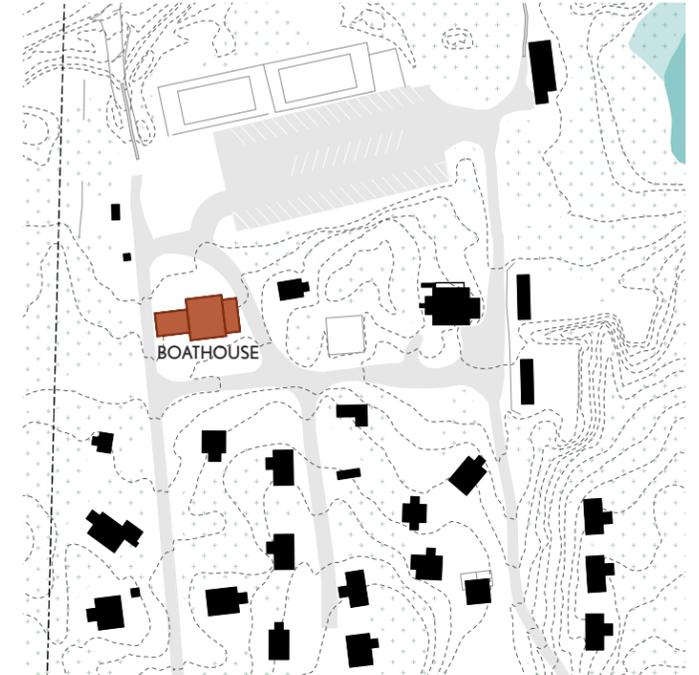
\*estimates

Height:	14 ft*
Footprint:	500 sqft
Gross Area:	500 sqft
Number of Stories:	1

# 1.1: BAY PARCEL BOATHOUSE

## Building Inventory

Boathouse	
year built(year renovated):	2008
winterized/conditioned/enclosed:	no
structural type:	slab foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	knotty pine/drywall
number of bathrooms:	2
number of rooms:	3
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	yes
roof type/condition:	asphalt shingles
prior uses:	boathouse; outdoor shower
moved/original location:	original location



\*estimates

Height:	32 ft*
Footprint:	1620 sqft
Gross Area:	2804 sqft
Number of Stories:	2

# SECTION 1.2: BAY PARCEL

## Building Inventory

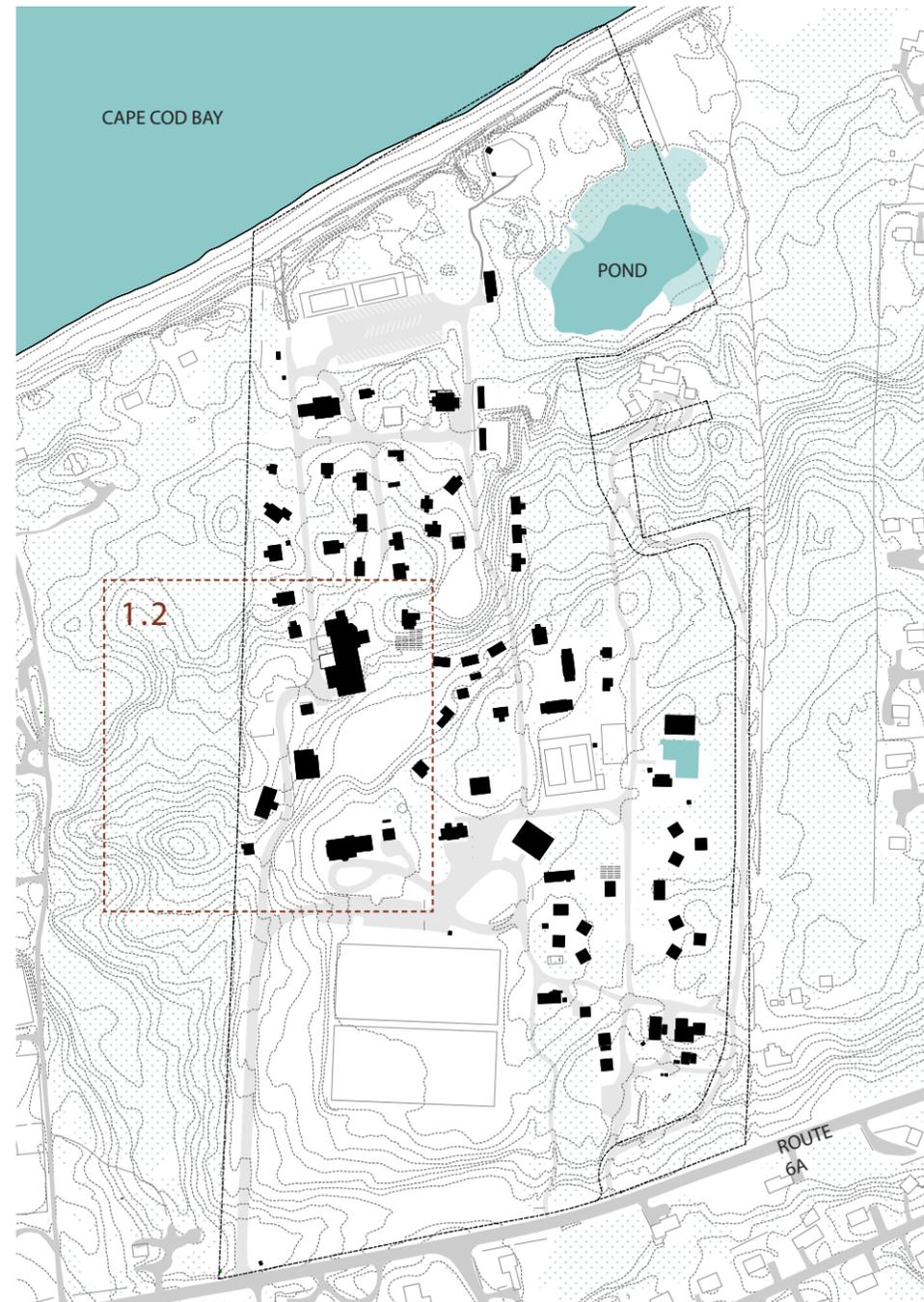
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The Dining Building, although the largest is not winterized.

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Many buildings in Section 1.2, including 21, 23, 25, 28 have a potential of reuse for different programs.

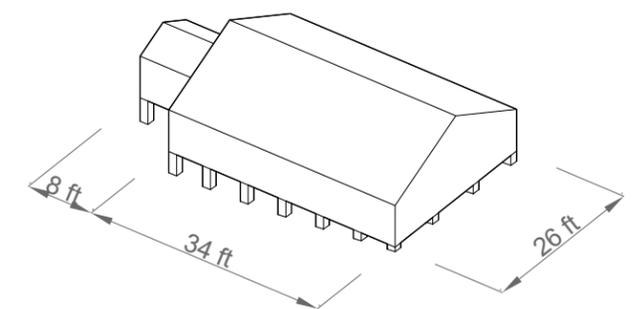
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# 1.2: BAY PARCEL BUILDING 19

## Building Inventory

Cabin 19	
year built(year renovated):	1940
winterized/conditioned/enclosed:	yes, basement only
structural type:	floor and wall foundation; wood framing
structural assessment:	TBD
exterior materiality:	shingles
interior materiality:	minimum
number of bathrooms:	2 half baths, 2 showers
number of rooms:	4
kitchen yes/no:	no
basement yes/no:	1/2 basement, unfinished
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



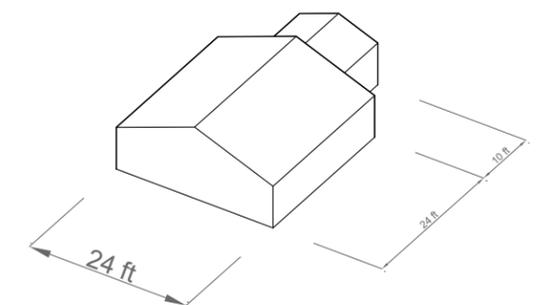
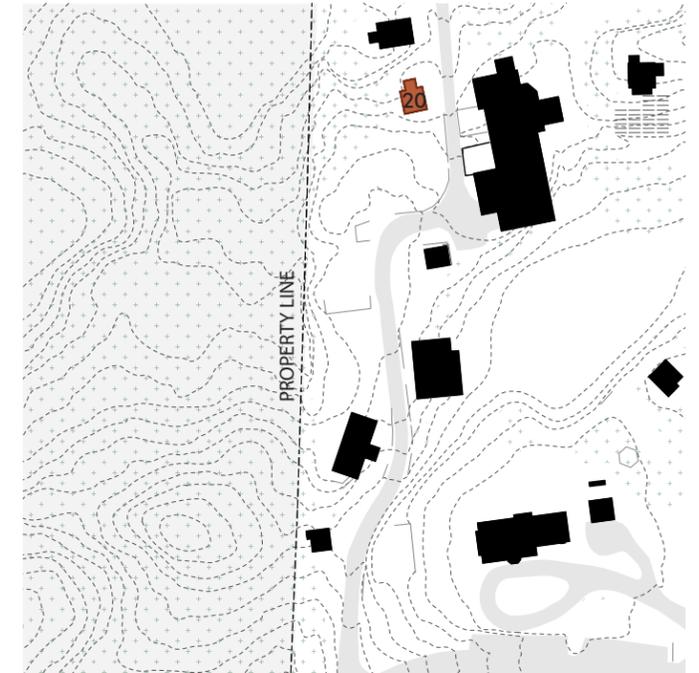
\*estimates

Height:	12 ft*
Footprint:	972 sqft
Gross Area:	972 sqft
Number of Stories:	1

# 1.2: BAY PARCEL BUILDING 20

## Building Inventory

Cabin 20	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	2
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory; outdoor shower
moved/original location:	original location



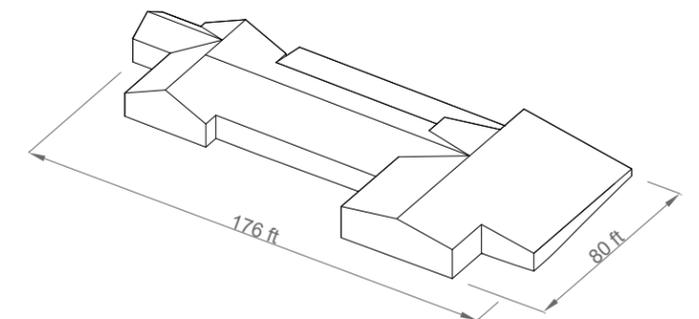
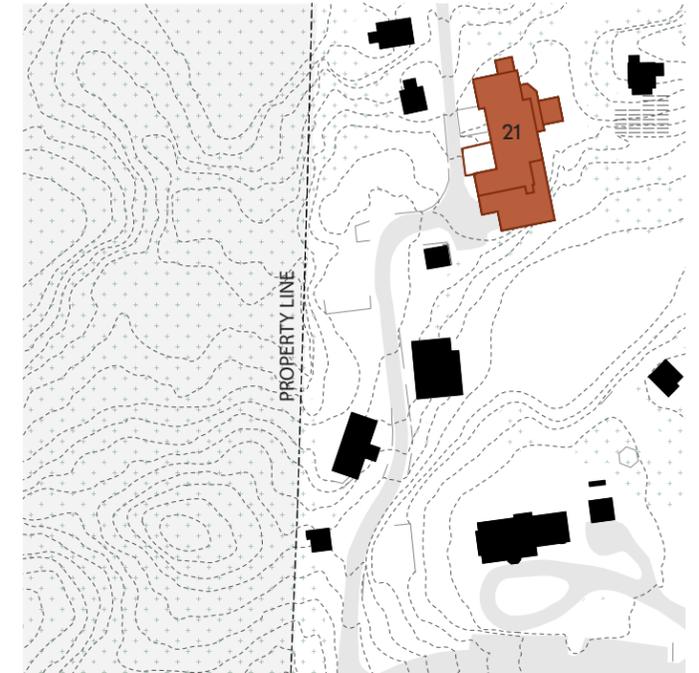
\*estimates

Height:	14 ft*
Footprint:	696 sqft
Gross Area:	696 sqft
Number of Stories:	1

# 1.2: BAY PARCEL BUILDING 21

## Building Inventory

Cabin 21	
year built(year renovated):	1940 (eff. yr 1985)
winterized/conditioned/enclosed:	uninsulated
structural type:	slab foundation
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	7 half baths
number of rooms:	4
kitchen yes/no:	no
basement yes/no:	partial; unfinished
attic yes/no:	yes; unfinished
roof type/condition:	asphalt shingles; solar panels
prior uses:	dining hall
moved/original location:	original location



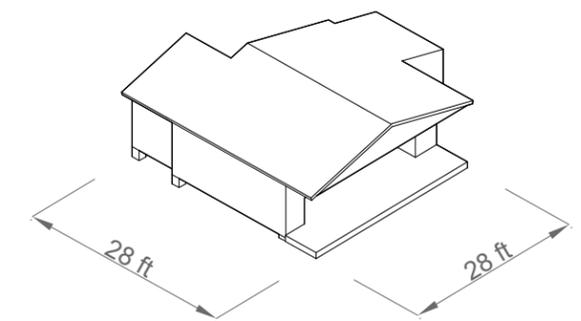
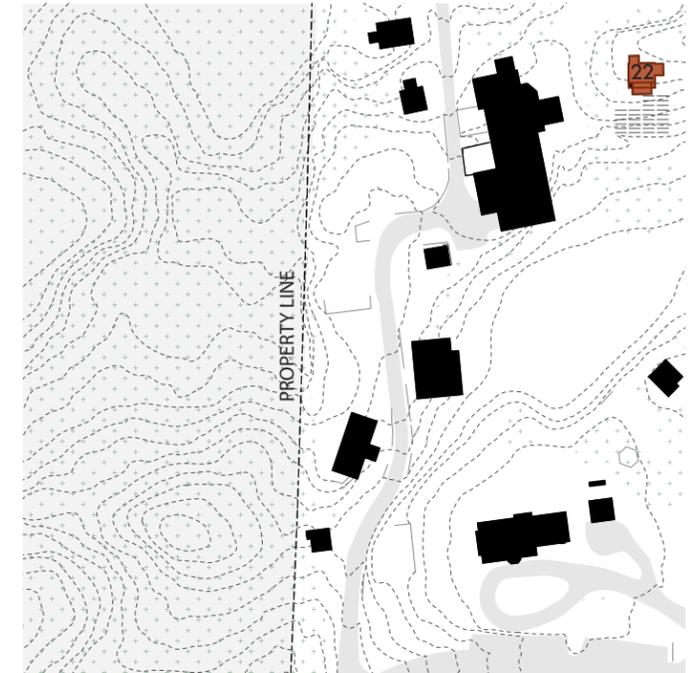
\*estimates

Height:	17 ft*
Footprint:	10283 sqft
Gross Area:	10283 sqft
Number of Stories:	1

# 1.2: BAY PARCEL BUILDING 22

## Building Inventory

Building 22	
year built(year renovated):	1950 (eff. yr 1975)
winterized/conditioned/en-closed:	no; wood
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	theater
moved/original location:	original location



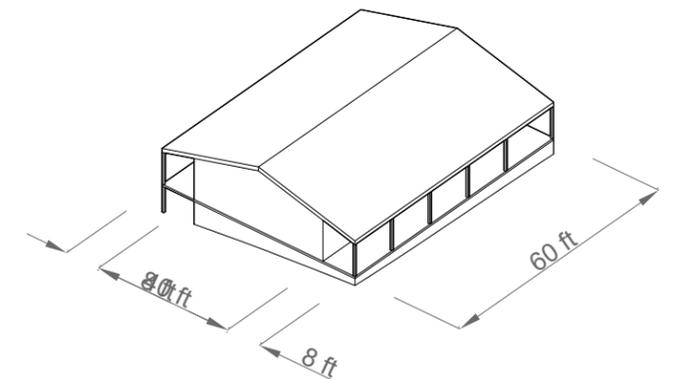
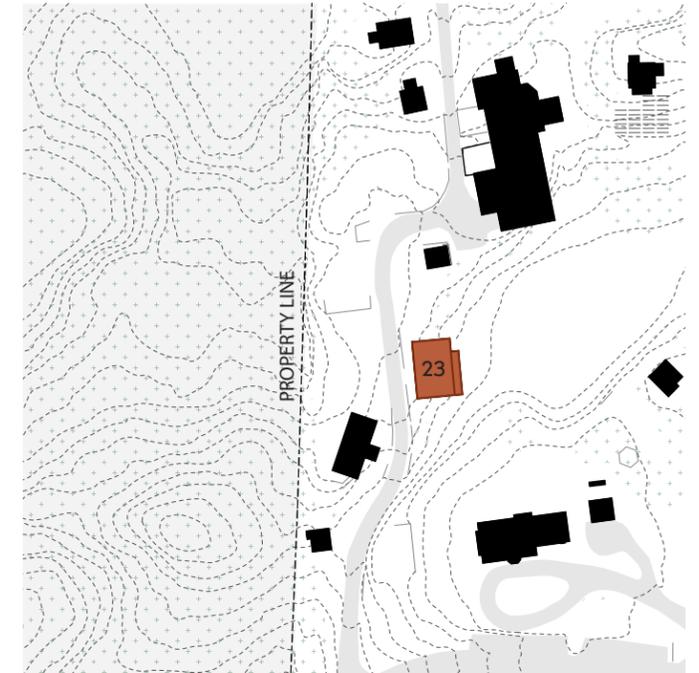
\*estimates

Height:	15ft*
Footprint:	748 sqft
Gross Area:	748 sqft
Number of Stories:	1

# 1.2: BAY PARCEL BUILDING 23

## Building Inventory

Building 23	
year built(year renovated):	1960 (eff. yr 1975)
winterized/conditioned/en-closed:	no; open porch
structural type:	floor and wall foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	yes; unfinished
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	craft/assembly
moved/original location:	original location



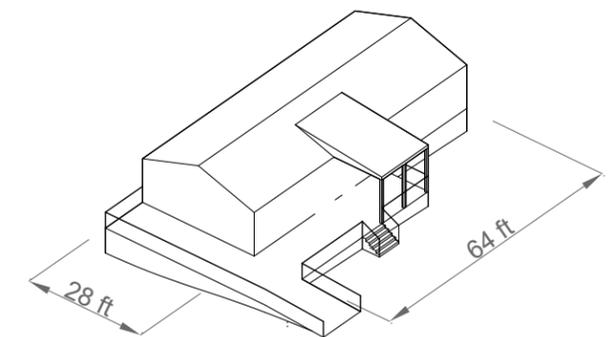
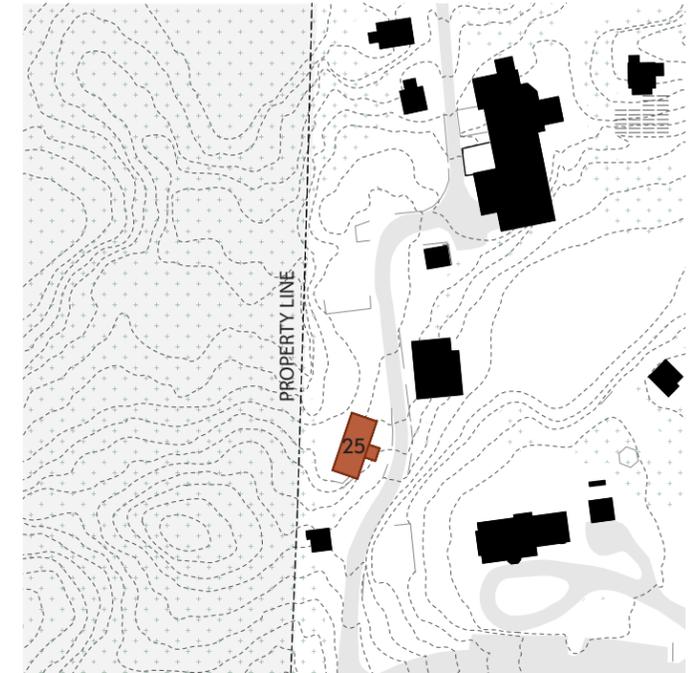
\*estimates

Height:	24ft*
Footprint:	2400 sqft
Gross Area:	4800 sqft
Number of Stories:	2

# 1.2: BAY PARCEL BUILDING 25

## Building Inventory

Building 25	
year built(year renovated):	1984 (eff. yr 1985)
winterized/conditioned/enclosed:	yes; electric
structural type:	floor and wall foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	drywall
number of bathrooms:	5
number of rooms:	15
kitchen yes/no:	yes
basement yes/no:	yes; finished
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory; infirmary
moved/original location:	original location



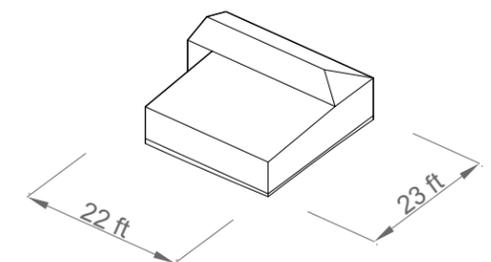
\*estimates

Height:	24 ft*
Footprint:	1792 sqft
Gross Area:	3854 sqft
Number of Stories:	2

# 1.2: BAY PARCEL BUILDING 26

## Building Inventory

Building 26	
year built(year renovated):	1940 (eff. yr 1979)
winterized/conditioned/en-closed:	yes; floor wall unit; fuel gas
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood
interior materiality:	plywood
number of bathrooms:	TBD
number of rooms:	2
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	Staff Cabin
moved/original location:	original location



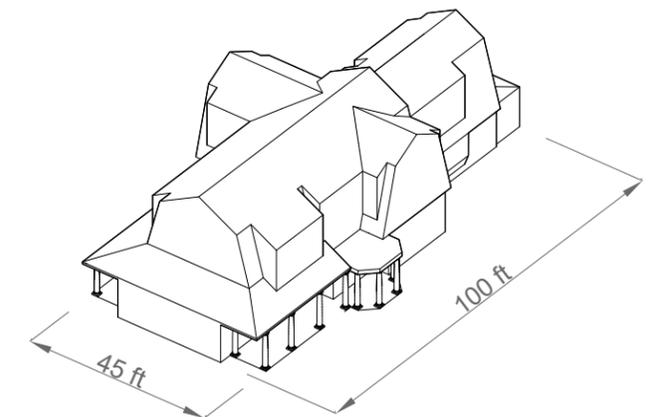
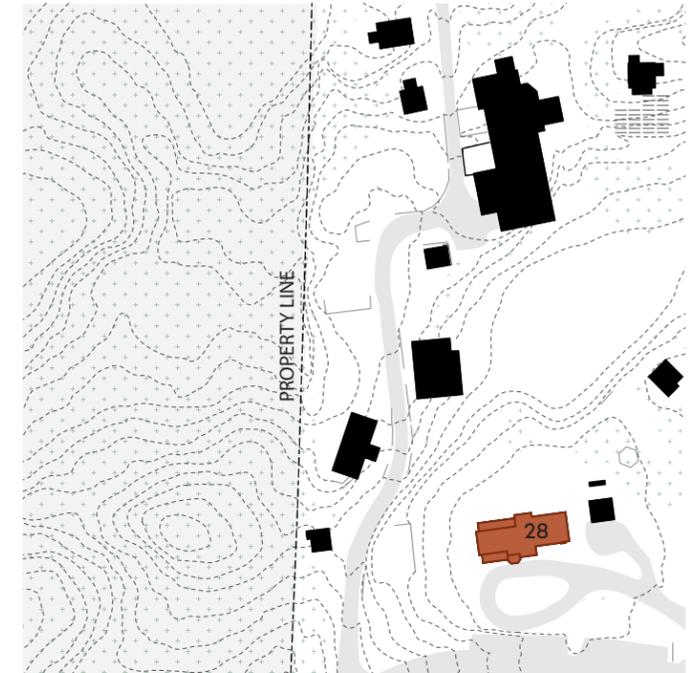
\*estimates

Height:	10 ft*
Footprint:	430 sqft
Gross Area:	430 sqft
Number of Stories:	1

# 1.2: BAY PARCEL BUILDING 28

## Building Inventory

Administration #28	
year built(year renovated):	1912
winterized/conditioned/enclosed:	yes; wrap around porch; conditioned; hot water; gas
structural type:	TBD
structural assessment:	TBD
exterior materiality:	TBD
interior materiality:	plaster
number of bathrooms:	7
number of rooms:	14
kitchen yes/no:	yes
basement yes/no:	yes
attic yes/no:	yes
roof type/condition:	asphalt shingles
prior uses:	administration main office former antique home
moved/original location:	original location



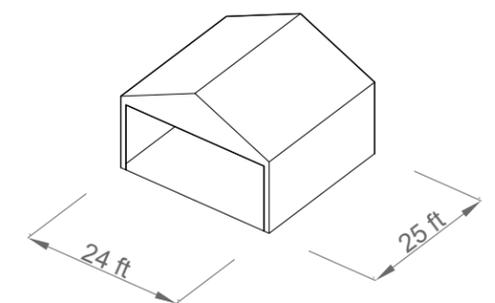
\*estimates

Height:	32 ft*
Footprint:	3500 sqft*
Gross Area:	4752 sqft
Number of Stories:	1.9

# 1.2: BAY PARCEL BUILDING 29

## Building Inventory

Building 29	
year built(year renovated):	TBD
winterized/conditioned/ enclosed:	not winterized; not enclosed
structural type:	wood framing
structural assessment:	TBD
exterior materiality:	TBD
interior materiality:	wood framing
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	maintenance shed
moved/original location:	original location



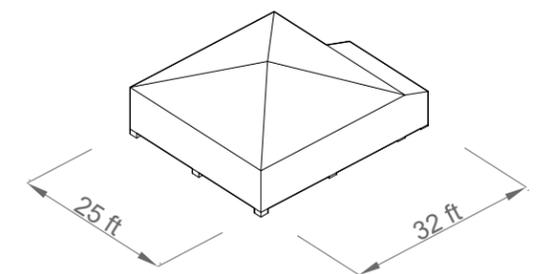
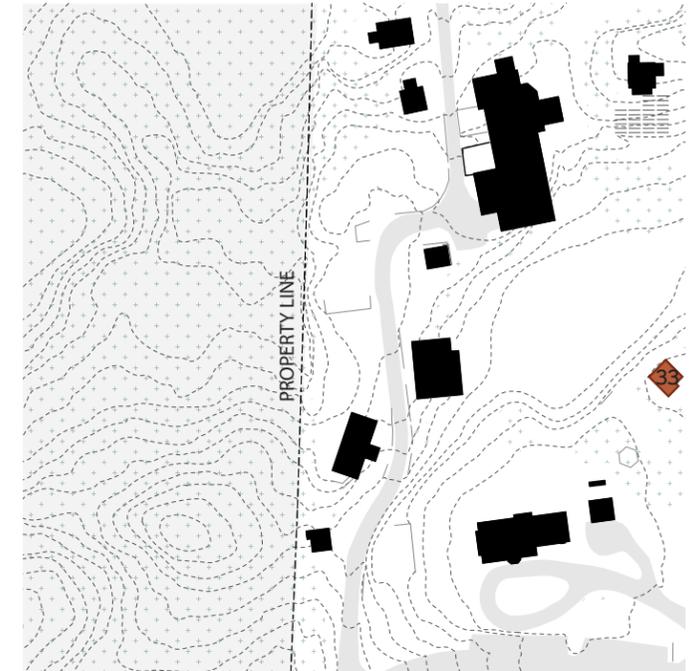
\*estimates

Height:	18 ft*
Footprint:	600 sqft*
Gross Area:	600 sqft*
Number of Stories:	1

# 1.2: BAY PARCEL BUILDING 33

## Building Inventory

Building 33	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/en-closed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2 half bath
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



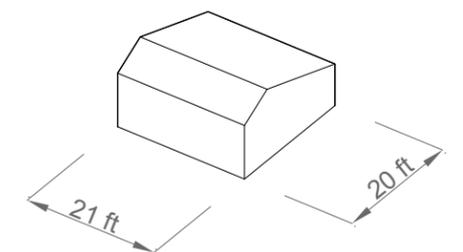
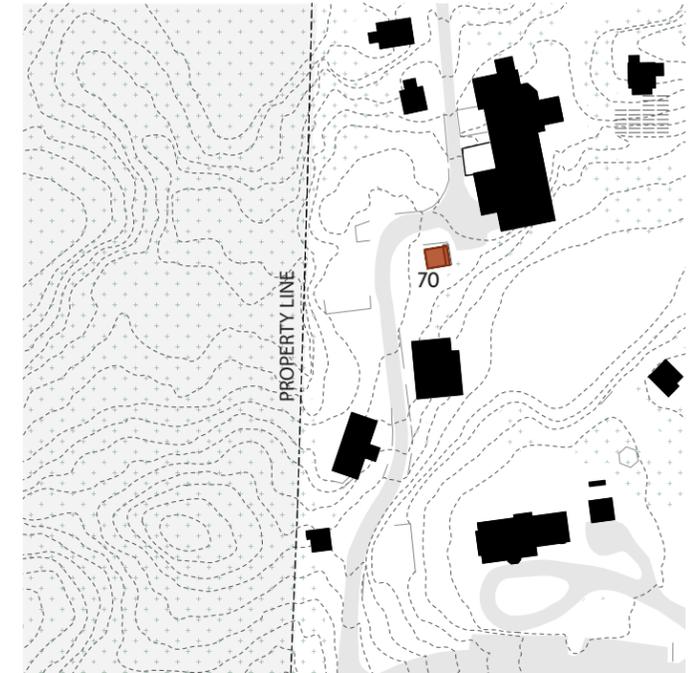
\*estimates

Height:	12 ft*
Footprint:	730 sqft
Gross Area:	730 sqft
Number of Stories:	1

# 1.2: BAY PARCEL BUILDING 70

## Building Inventory

year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/en-closed:	no; wood
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	camp store
moved/original location:	moved from Monomoy

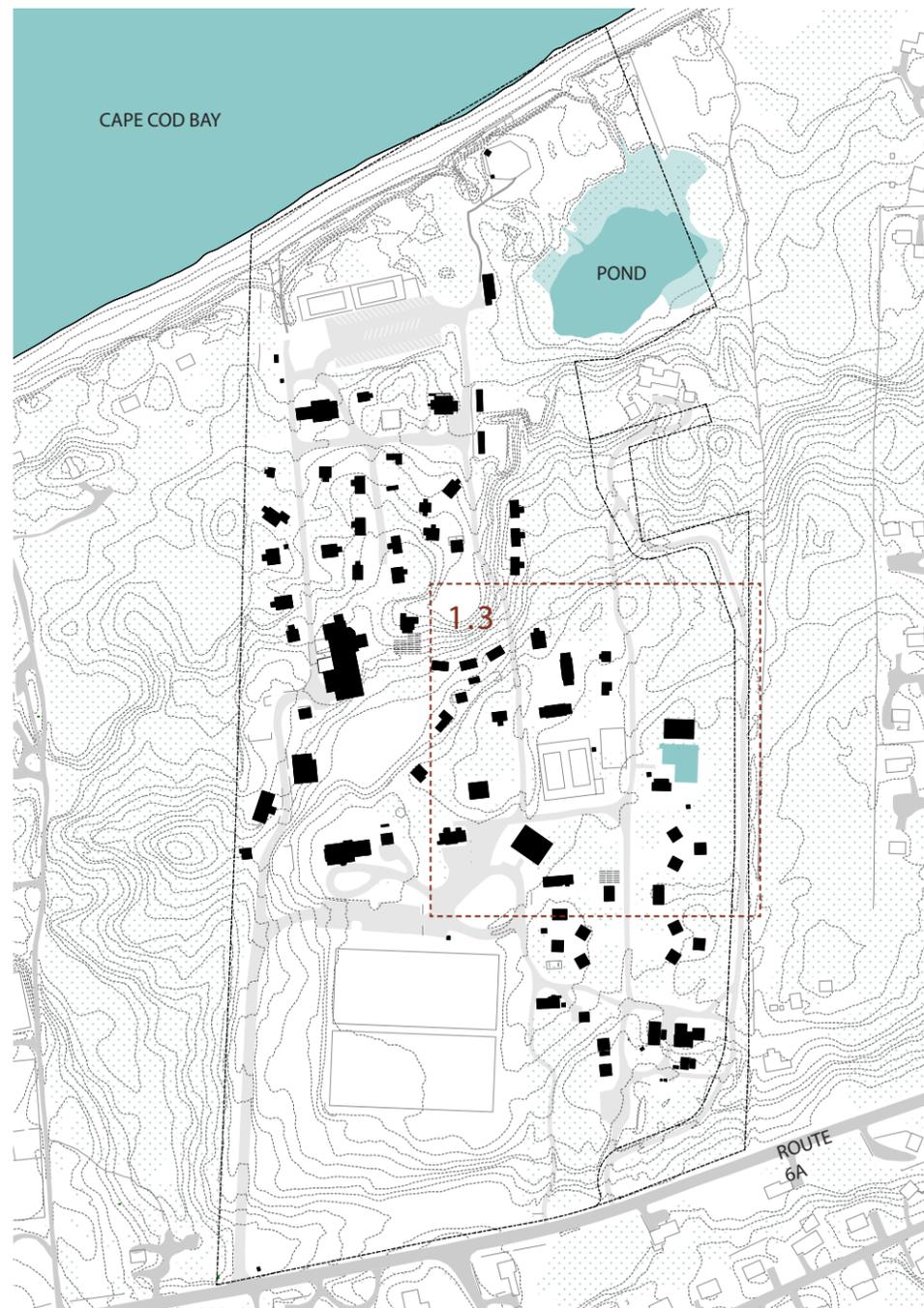


\*estimates

Height:	12 ft*
Footprint:	420 sqft
Gross Area:	420 sqft
Number of Stories:	1

The Pool pump house and pavilion in section 1.3 will seasonal have high use.

Many buildings in section 1.3 including 30, 31 and the poolhouse have the potential for future uses as prominent buildings on the Bay Parcel.



# 1.3: BAY PARCEL BUILDING 10-12

## Building Inventory

Building 10-12	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



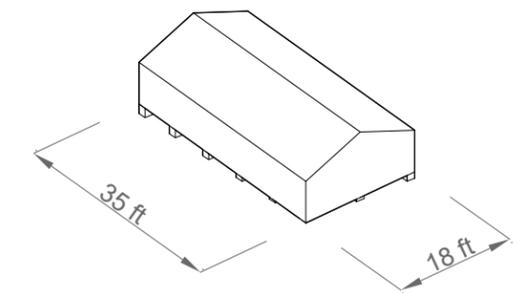
12



11



10



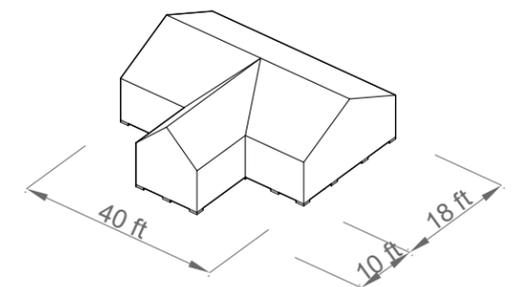
\*estimates

Height:	12 ft*
Footprint:	630 sqft
Gross Area:	630 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 13

## Building Inventory

Building 13	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



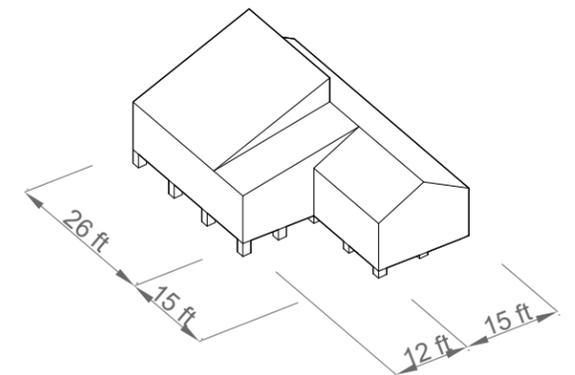
\*estimates

Height:	14 ft*
Footprint:	820 sqft
Gross Area:	820 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 14

## Building Inventory

Cabin 14	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no; wood deck
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	3
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



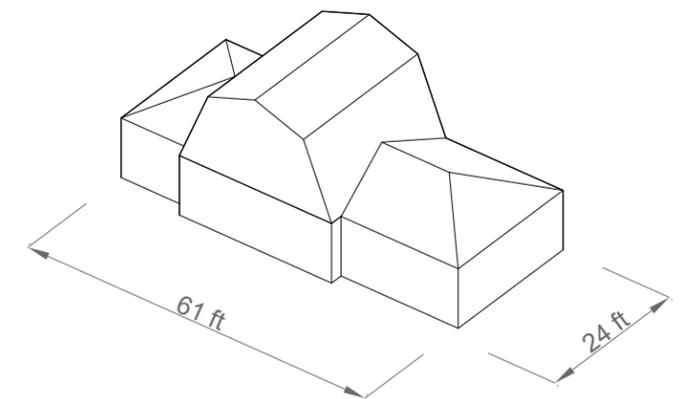
\*estimates

Height:	16 ft*
Footprint:	795 sqft
Gross Area:	795 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 30

## Building Inventory

Building 30	
year built(year renovated):	1900
winterized/conditioned/ enclosed:	yes
structural type:	TBD
structural assessment:	TBD
exterior materiality:	vinyl
interior materiality:	drywall
number of bathrooms:	1 bathroom, 2 half baths and adjacent showerhouse
number of rooms:	8
kitchen yes/no:	yes; kitchenette
basement yes/no:	yes
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	staff house, dormitory, apt., shower house
moved/original location:	original location



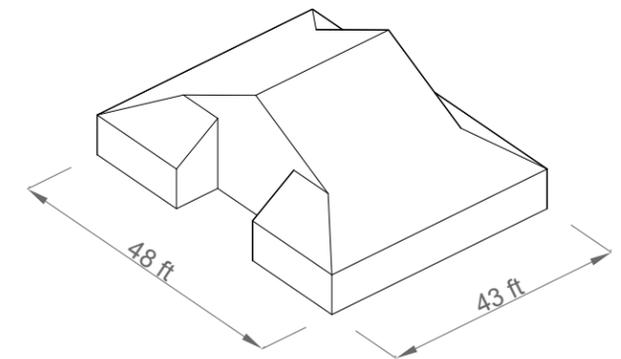
\*estimates

Height:	24 ft*
Footprint:	1367 sqft
Gross Area:	1967 sqft
Number of Stories:	2

# 1.3: BAY PARCEL BUILDING 31

## Building Inventory

Art Center #31	
year built(year renovated):	2006
winterized/conditioned/ enclosed:	yes; heat/cool; gas; open porch;
structural type:	slab foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	drywall
number of bathrooms:	2 half baths
number of rooms:	large open space; office; kiln room; storage; interior loft; 2 large glass garage doors
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	solar panels; asphalt shingles; good condition
prior uses:	arts and crafts
moved/original location:	original location



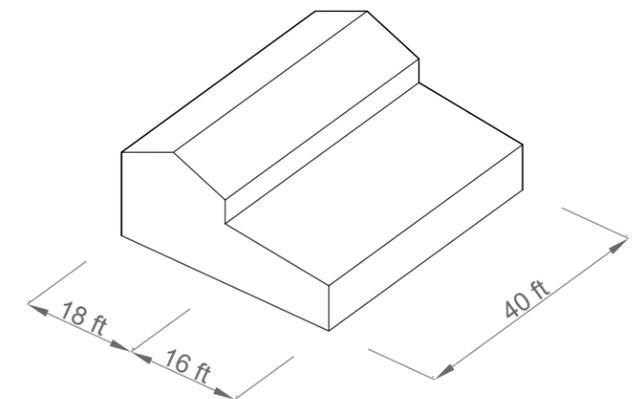
\*estimates

Height:	30 ft*
Footprint:	2562 sqft
Gross Area:	2562 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 32

## Building Inventory

Cabin 32	
year built(year renovated):	1920 (eff. yr 1979)
winterized/conditioned/enclosed:	no
structural type:	pier foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingle
interior materiality:	drywall
number of bathrooms:	2 half baths
number of rooms:	4
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



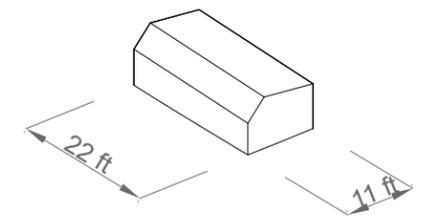
\*estimates

Height:	18 ft*
Footprint:	1360 sqft
Gross Area:	2080 sqft
Number of Stories:	2

# 1.3: BAY PARCEL BUILDING 35

## Building Inventory

Bathroom #35	
year built(year renovated):	1950 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	slab foundation; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	6 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	bathroom
moved/original location:	original location



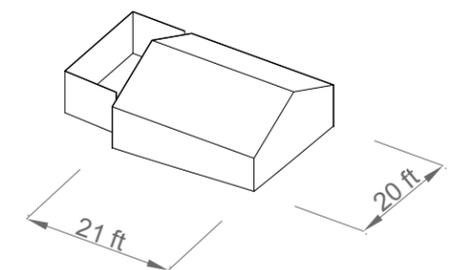
\*estimates

Height:	10 ft*
Footprint:	242 sqft
Gross Area:	242 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 47

## Building Inventory

Shower House 47	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no; wood deck
structural type:	slab foundation; masonry
structural assessment:	TBD
exterior materiality:	concrete block
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	shower house
moved/original location:	original location



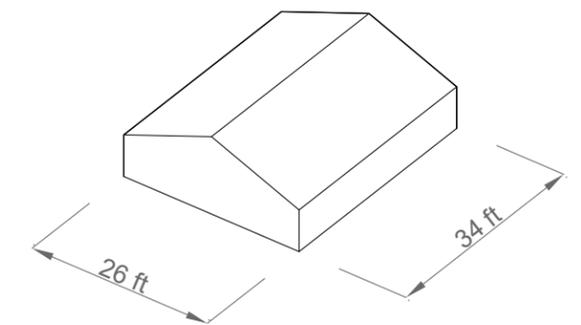
\*estimates

Height:	12 ft*
Footprint:	420 sqft
Gross Area:	420 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 48

## Building Inventory

Cabin 48	
year built(year renovated):	1940 (eff. yr 1979)
winterized/conditioned/enclosed:	no; wood deck
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	Dormitory
moved/original location:	moved from Monomoy



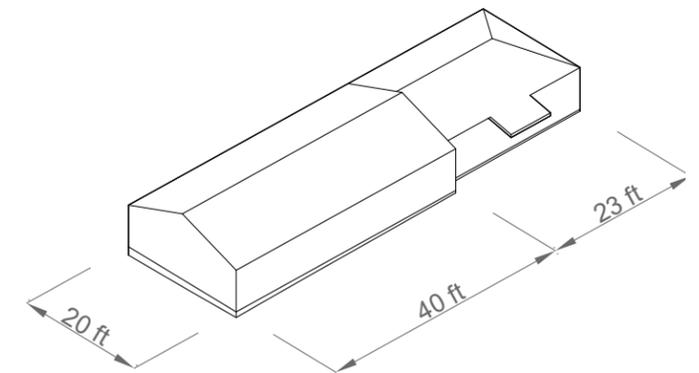
\*estimates

Height:	13 ft*
Footprint:	948 sqft
Gross Area:	948 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 49

## Building Inventory

Building 49	
year built(year renovated):	1940
winterized/conditioned/enclosed:	no
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	3
number of rooms:	8
kitchen yes/no:	yes
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory; office
moved/original location:	moved from Monomoy



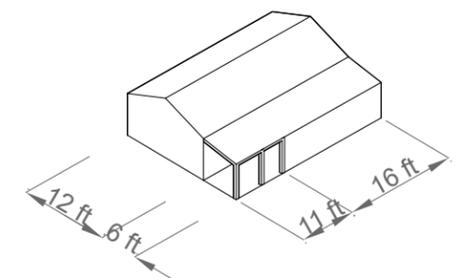
\*estimates

Height:	11 ft*
Footprint:	1246 sqft
Gross Area:	1246 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 58

## Building Inventory

Building 58	
year built(year renovated):	1940
winterized/conditioned/ enclosed:	yes
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	sheet rock
number of bathrooms:	1
number of rooms:	4 rooms; 2 bedroom
kitchen yes/no:	yes
basement yes/no:	no
attic yes/no:	no, crawl space
roof type/condition:	asphalt shingles
prior uses:	staff cabin
moved/original location:	moved from Monomoy



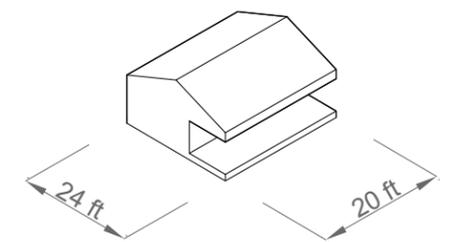
\*estimates

Height:	10 ft*
Footprint:	420 sqft
Gross Area:	420 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 59

## Building Inventory

Building 59	
year built(year renovated):	1940
winterized/conditioned/enclosed:	seasonal only
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	wood panel
number of bathrooms:	1
number of rooms:	3 rooms; 1 bedroom
kitchen yes/no:	yes
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	staff cabin
moved/original location:	moved from Monomoy



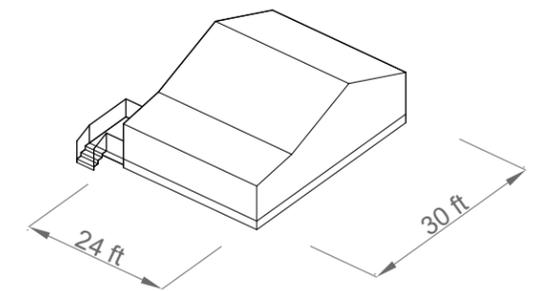
\*estimates

Height:	11 ft*
Footprint:	408 sqft
Gross Area:	408 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 60

## Building Inventory

Building 60	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	1 half bath
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	moved from Monomoy



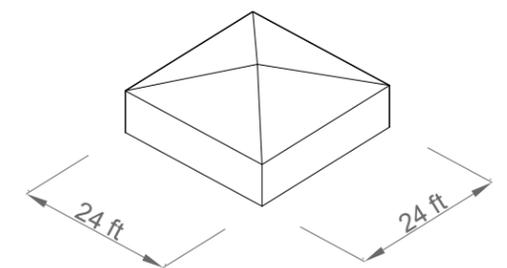
\*estimates

Height:	12 ft*
Footprint:	720 sqft
Gross Area:	720 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 77-79

## Building Inventory

Building 77-79	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no; wood deck
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory used for day camp program
moved/original location:	moved from Monomoy



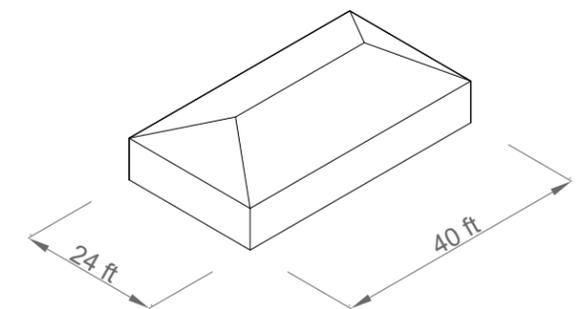
\*estimates

Height:	11 ft*
Footprint:	576 sqft
Gross Area:	576 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 80

## Building Inventory

Building 80	
year built(year renovated):	1982
winterized/conditioned/ enclosed:	no
structural type:	foundation slab; masonry
structural assessment:	TBD
exterior materiality:	concrete block
interior materiality:	minimum
number of bathrooms:	TBD
number of rooms:	TBD
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	bathhouse showers used for day camp program
moved/original location:	original location



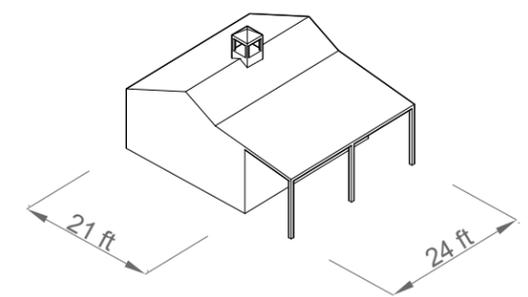
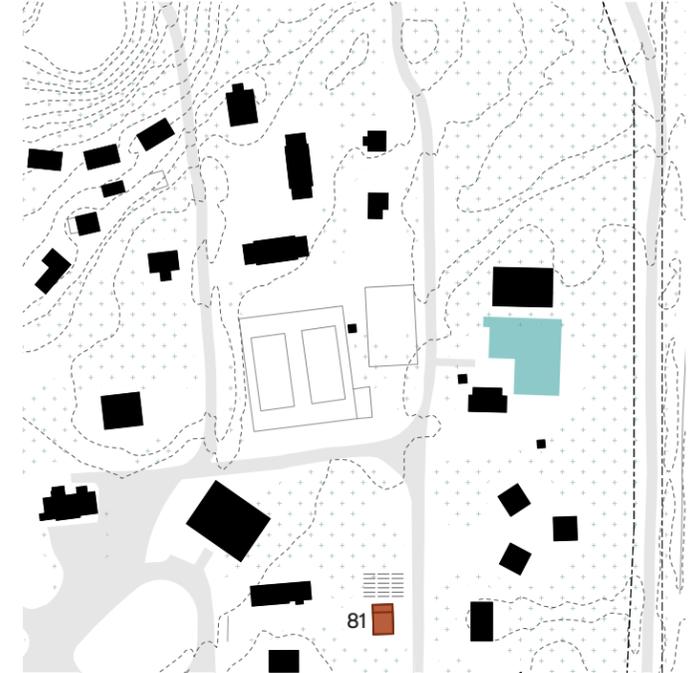
\*estimates

Height:	12 ft*
Footprint:	960 sqft
Gross Area:	960 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 81

## Building Inventory

Building 81	
year built(year renovated):	1940 (eff. yr 1975)
winterized/conditioned/enclosed:	no; open air structure; wood deck; canopy
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	open air stage; closed storage; and covered area
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	assembly hall theater
moved/original location:	moved from Monomoy



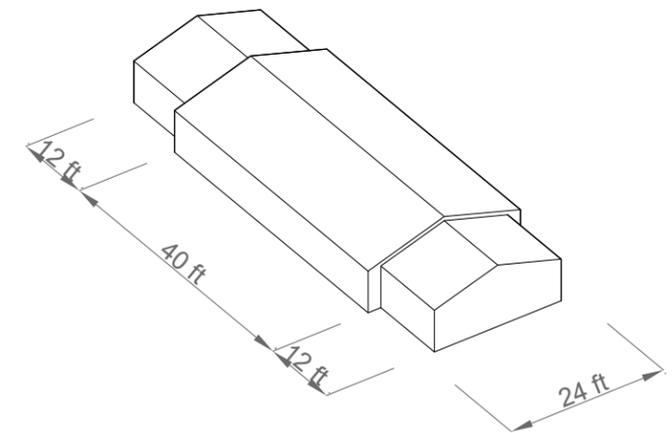
\*estimates

Height:	15 ft*
Footprint:	504 sqft
Gross Area:	504 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 82-83

## Building Inventory

Building 82-83	
year built(year renovated):	1980
winterized/conditioned/enclosed:	yes; heated, gas
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	drywall
number of bathrooms:	2; with showers; has septic
number of rooms:	open area with bunks
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	original location



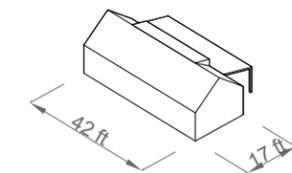
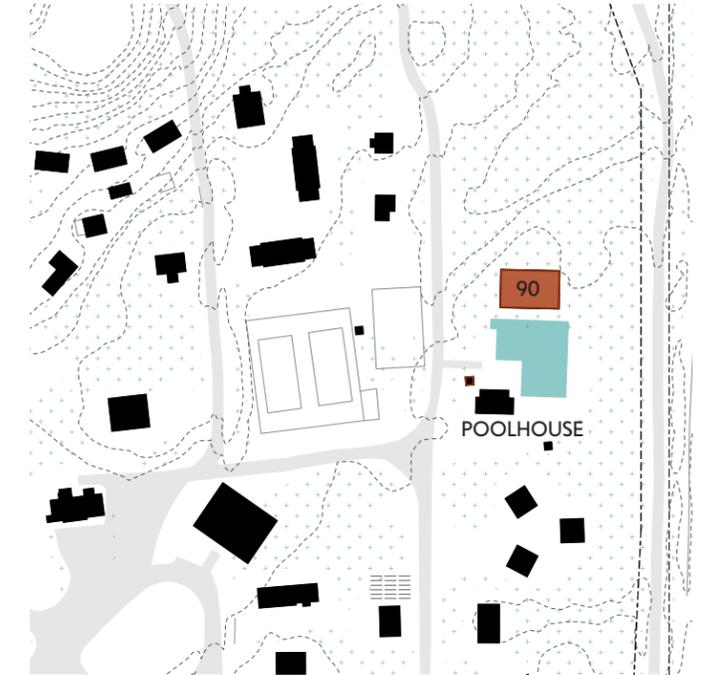
\*estimates

Height:	11 ft*
Footprint:	1536 sqft
Gross Area:	1536 sqft
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING POOLHOUSE

## Building Inventory

Pool Pavilion 90	
year built(year renovated):	2014
winterized/conditioned/enclosed:	no
structural type:	slab, open air
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	plywood
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles; solar panels
prior uses:	assembly
moved/original location:	original location



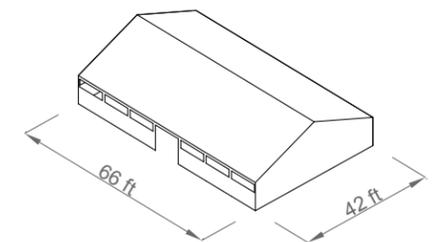
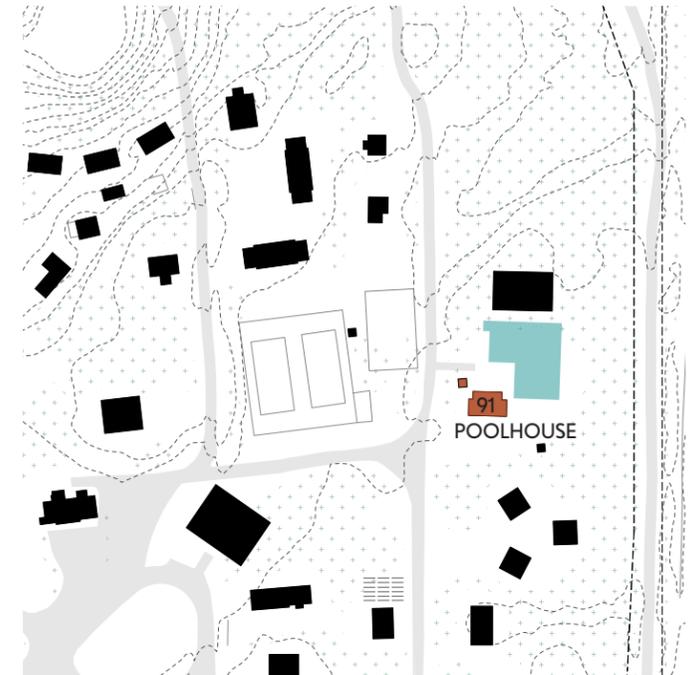
\*estimates

Height:	15 ft*
Footprint:	725 sqft*
Gross Area:	725 sqft*
Number of Stories:	1

# 1.3: BAY PARCEL BUILDING 91

## Building Inventory

Poolhouse 91	
year built(year renovated):	2014
winterized/conditioned/enclosed:	no
structural type:	slab, wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	minimum
number of bathrooms:	2 half baths
number of rooms:	3
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	yes
roof type/condition:	asphalt shingles; solar panels
prior uses:	pool house
moved/original location:	original location



\*estimates

Height:	12 ft*
Footprint:	3,600 sqft*
Gross Area:	3,600 sqft*
Number of Stories:	1

# SECTION 1.4: BAY PARCEL

## Building Inventory

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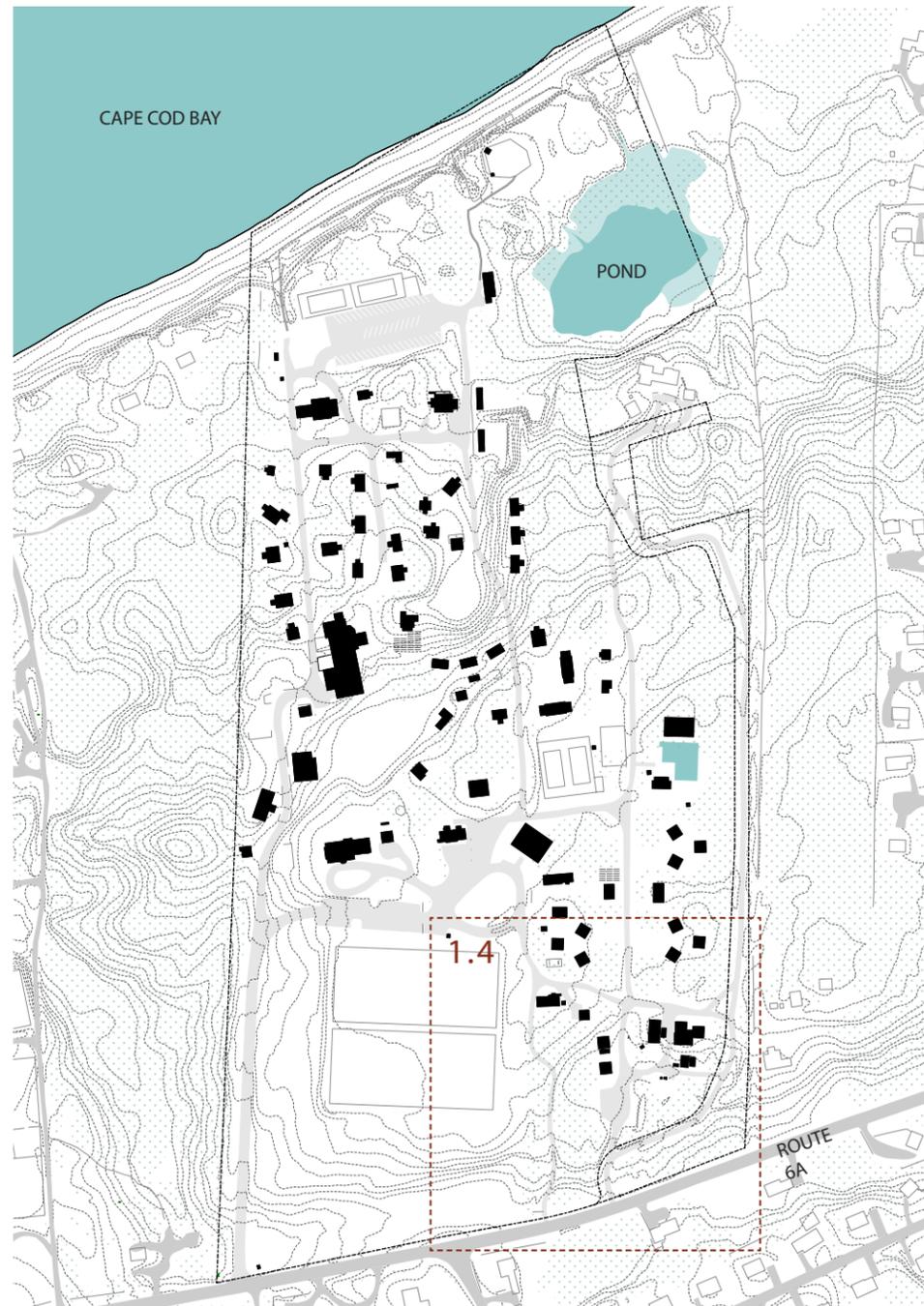
Section 1.4 contains most maintenance buildings.

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Clusters of day camp buildings are in Section 1.4.

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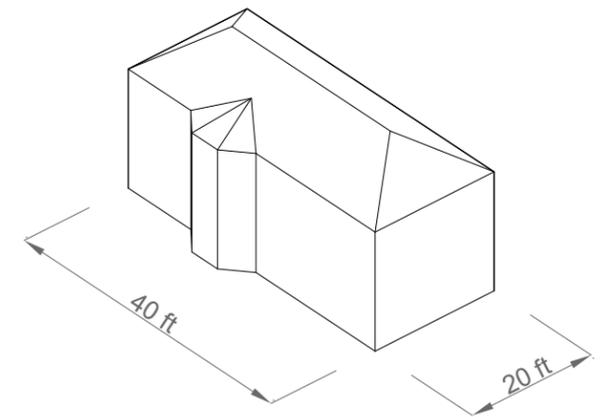
Future use should consider town storage needs as the Laundry and Athletic shed have Recreation equipment in them.



# 1.4: BAY PARCEL BUILDING 43

## Building Inventory

West Cott 43	
year built(year renovated):	1920 (eff. yr 1954)
winterized/conditioned/enclosed:	yes; mini-splits for heat/cool; open porch; wood deck
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	plaster
number of bathrooms:	2 bath; cesspool septic
number of rooms:	8 rooms; 4 bedrooms (2 apt.)
kitchen yes/no:	yes; 2
basement yes/no:	no; crawl space
attic yes/no:	yes
roof type/condition:	asphalt shingles
prior uses:	staff house
moved/original location:	original location



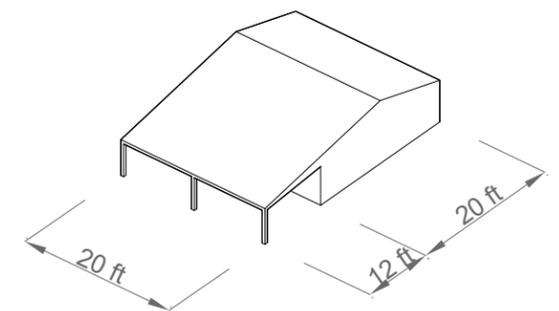
\*estimates

Height:	27 ft
Footprint:	800 sqft
Gross Area:	1664 sqft
Number of Stories:	2

# 1.4: BAY PARCEL BUILDING 44

## Building Inventory

Building 44	
year built(year renovated):	1950 (eff. yr 1975)
winterized/conditioned/enclosed:	no; open awning
structural type:	slab foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	maintenance garage
moved/original location:	original location



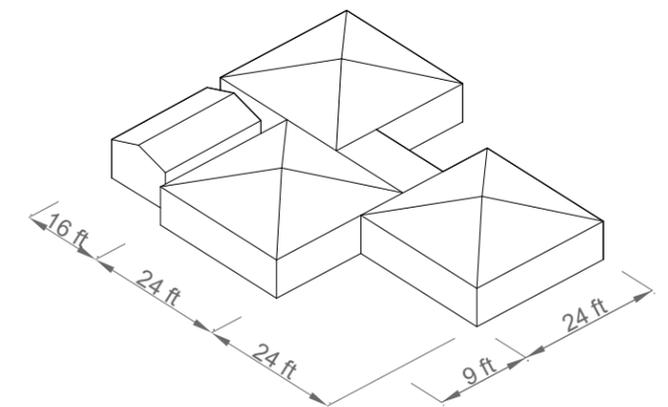
\*estimates

Height:	11 ft*
Footprint:	400 sqft
Gross Area:	400 sqft
Number of Stories:	1

# 1.4: BAY PARCEL BUILDING 61

## Building Inventory

Laundry 61	
year built(year renovated):	1940 (eff yr. 1983)
winterized/conditioned/enclosed:	no
structural type:	foundation wall; wood framing
structural assessment:	TBD
exterior materiality:	wood shingles
interior materiality:	drywall
number of bathrooms:	1 half bath
number of rooms:	3
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	maintenance garage or laundry
moved/original location:	moved from Monomoy



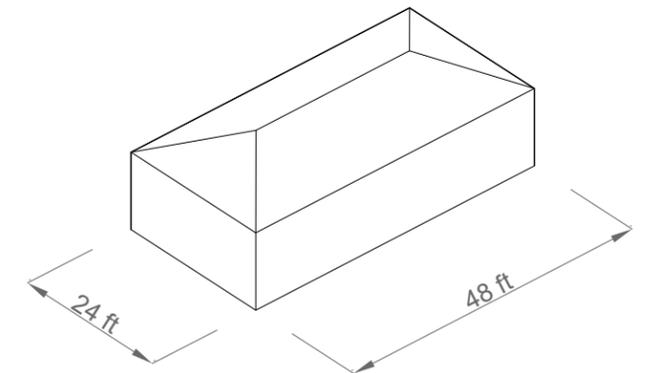
\*estimates

Height:	
Footprint:	
Gross Area:	
Number of Stories:	

# 1.4: BAY PARCEL BUILDING 62

## Building Inventory

Maintenance 62	
year built(year renovated):	1980 (eff. yr 1983)
winterized/conditioned/enclosed:	yes; heat; built-in garage
structural type:	slab foundation; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	drywall
number of bathrooms:	1 half bath
number of rooms:	4
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	maintenance garage or laundry
moved/original location:	moved from Monomoy



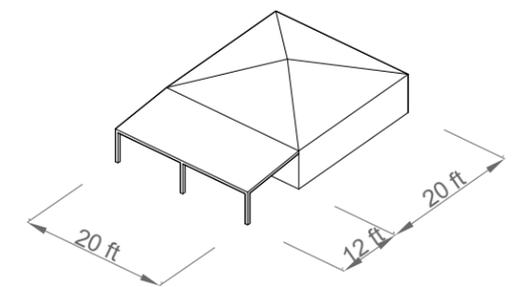
\*estimates

Height:	18 ft*
Footprint:	1152 sqft
Gross Area:	2304 sqft
Number of Stories:	1

# 1.4: BAY PARCEL BUILDING 63

## Building Inventory

Building 63	
year built(year renovated):	1940 (eff yr. 1983)
winterized/conditioned/enclosed:	no
structural type:	foundation, wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no, crawl space
attic yes/no:	no
roof type/condition:	asphalt
prior uses:	storage, staff rec room
moved/original location:	moved from Monomoy



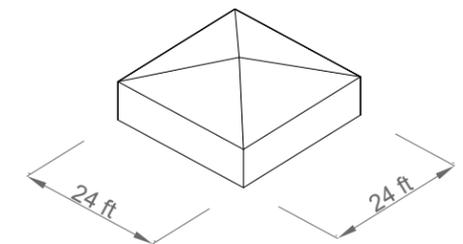
\*estimates

Height:	
Footprint:	
Gross Area:	
Number of Stories:	

# 1.4: BAY PARCEL BUILDING 64

## Building Inventory

Building 64	
year built(year renovated):	1940 (eff yr. 1983)
winterized/conditioned/enclosed:	no
structural type:	foundation, wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	TBD
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no, crawl space
attic yes/no:	no
roof type/condition:	asphalt
prior uses:	storage
moved/original location:	moved from Monomoy



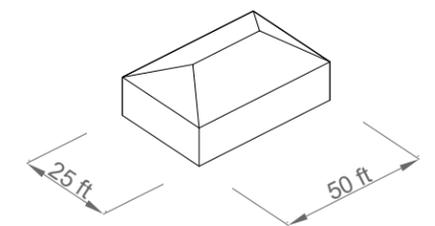
\*estimates

Height:	
Footprint:	
Gross Area:	
Number of Stories:	

# 1.4: BAY PARCEL BUILDING 66

## Building Inventory

Building 66	
year built(year renovated):	1983
winterized/conditioned/enclosed:	no
structural type:	foundation, wood framing
structural assessment:	TBD
exterior materiality:	wood shingle
interior materiality:	TBD
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt
prior uses:	lint trap for laundry
moved/original location:	original location



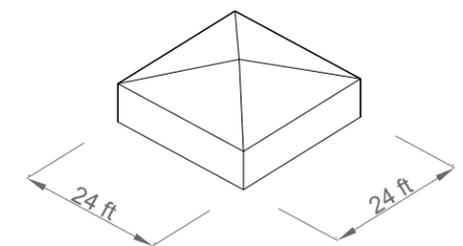
\*estimates

Height:	
Footprint:	
Gross Area:	
Number of Stories:	

# 1.4: BAY PARCEL BUILDING 71-73

## Building Inventory

Building 71-73	
year built(year renovated):	1940 (eff. yr 1983)
winterized/conditioned/enclosed:	no
structural type:	foundational wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	minimum
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no; crawl space
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	moved from Monomoy



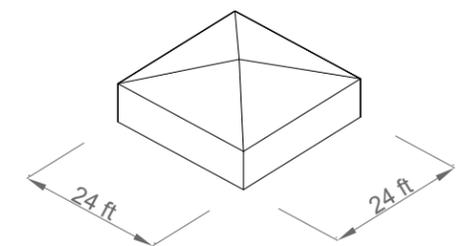
\*estimates

Height:	11 ft
Footprint:	576 sqft
Gross Area:	576 sqft
Number of Stories:	1

# 1.4: BAY PARCEL BUILDING 74-76

## Building Inventory

Building 74-76	
year built(year renovated):	1940 (EFF. YR 1975)
winterized/conditioned/enclosed:	no; wood deck
structural type:	foundational wall; wood framing
structural assessment:	TBD
exterior materiality:	plywood
interior materiality:	TBD
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	dormitory
moved/original location:	moved from Monomoy



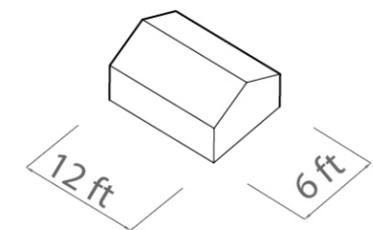
\*estimates

Height:	11 ft
Footprint:	576 sqft
Gross Area:	576 sqft
Number of Stories:	1

# 1.4.1: BAY PARCEL GATEHOUSE

## Building Inventory

Gatehouse #92	
year built(year renovated):	2009
winterized/conditioned/en-closed:	no
structural type:	slab on grade, wood framing
structural assessment:	TBD
exterior materiality:	minimum
interior materiality:	wood shingles
number of bathrooms:	0
number of rooms:	1
kitchen yes/no:	no
basement yes/no:	no
attic yes/no:	no
roof type/condition:	asphalt shingles
prior uses:	welcome booth
moved/original location:	original location



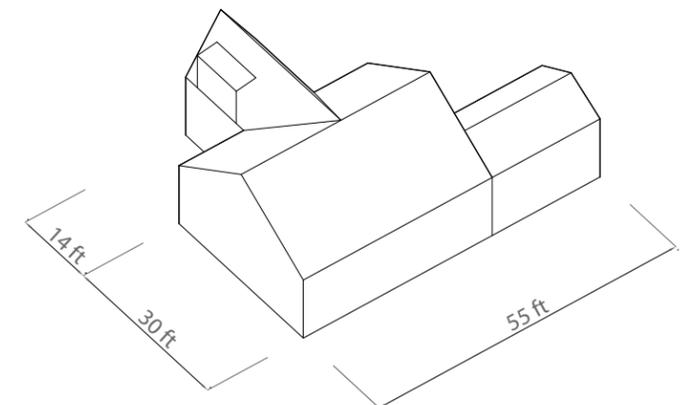
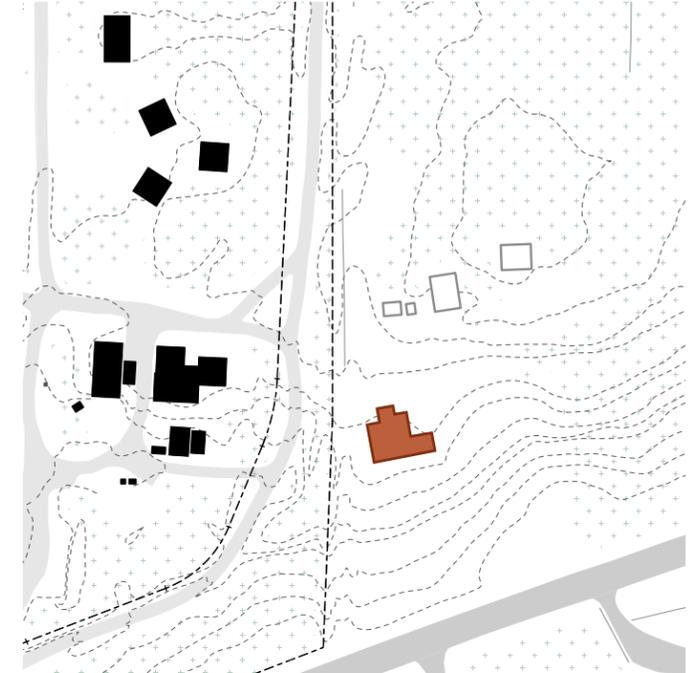
\*estimates

Height:	12 ft*
Footprint:	500 sqft*
Gross Area:	500 sqft*

# 1.4: BAY PARCEL SPRUCE HILL BUILDING

## Building Inventory

Spruce Hill House	
year built(year renovated):	pre 1860
winterized/conditioned/ enclosed:	yes
structural type:	concrete block foundation; wood framing
structural assessment:	Good Condition
exterior materiality:	wood shingles
interior materiality:	drywall; plaster
number of bathrooms:	TBD
number of rooms:	TBD
kitchen yes/no:	yes
basement yes/no:	yes and crawl space
attic yes/no:	yes
roof type/condition:	asphalt shingles
prior uses:	single family home
moved/original location:	original location

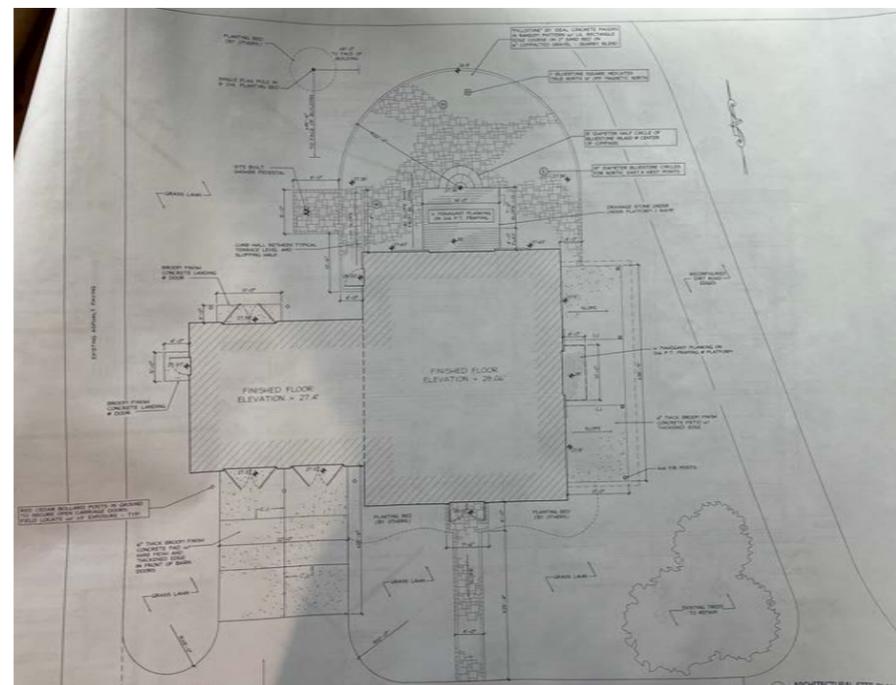
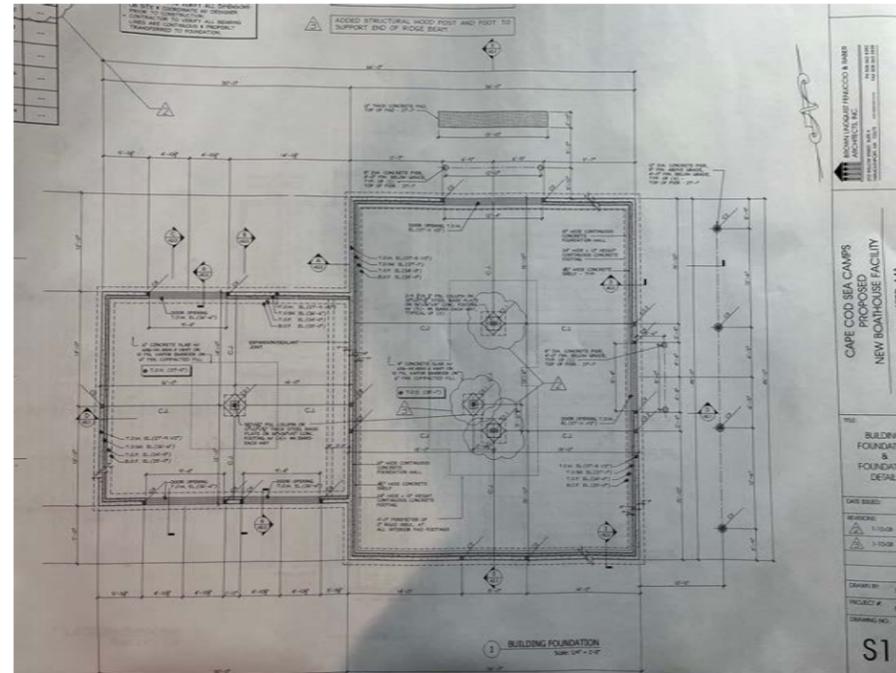


\*estimates

Height:	30 ft*
Footprint:	1562 sqft*
Gross Area:	2500 sqft*

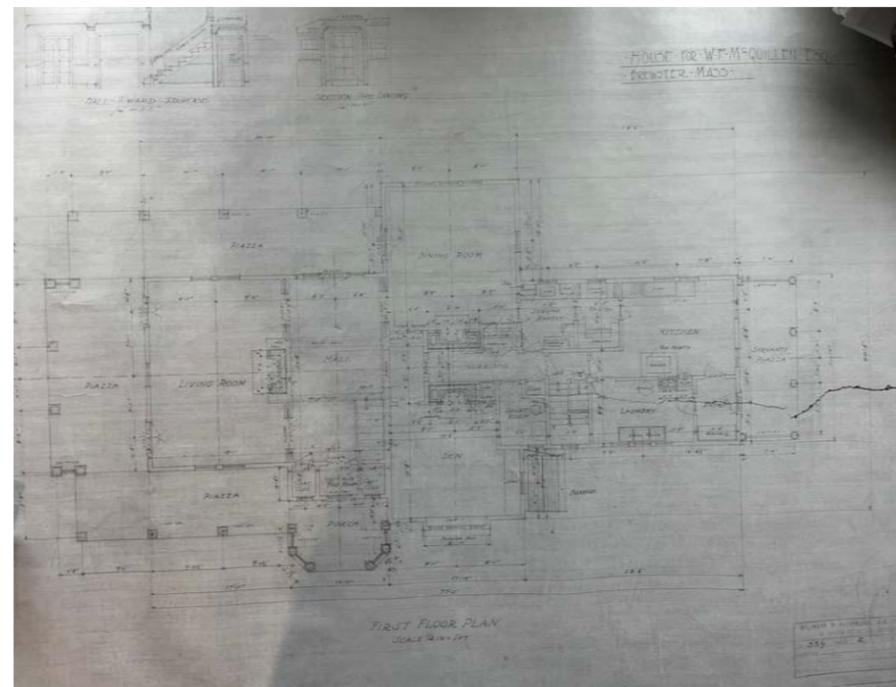
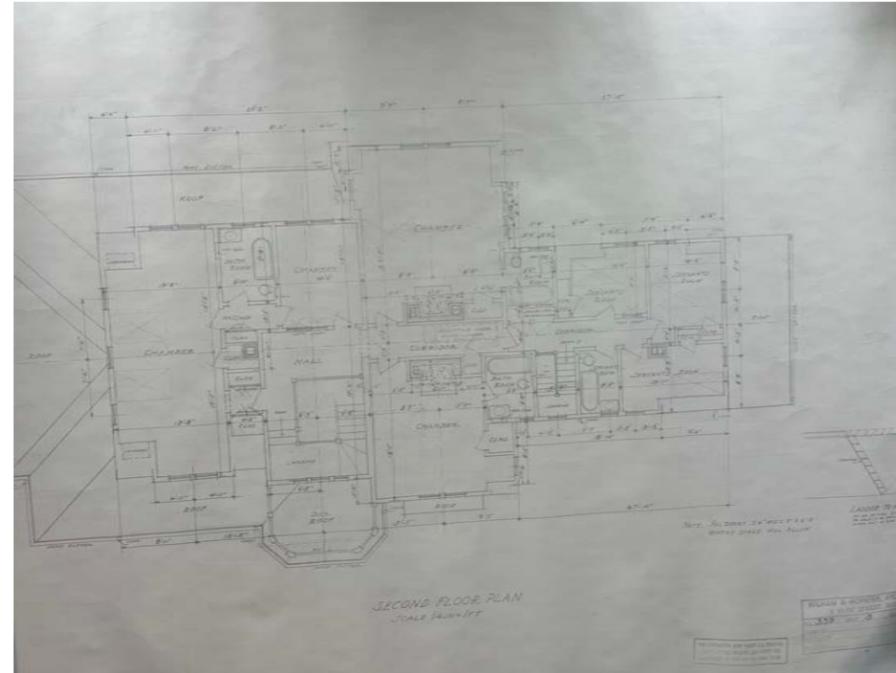
# 1.1: BAY PARCEL BOATHOUSE

## Building Inventory Appendix



# 1.2: BAY PARCEL BUILDING 28

## Building Inventory Appendix



Thank You